

FOR SALE

# ELEVEN TIPPETT ROAD

*At Wilson & Allen Rd*



# ELEVEN TIPPETT ROAD

## *The Offering*

CBRE Limited is pleased to offer for sale on behalf of the Vendor, Malibu Investments., premium ground floor office spaces at Wilson and Allen Road. The Property is located at the base of the newly occupied condominium building Southside Residences at Gramercy Park. The Property provides users or investors with an opportunity to acquire brand new, transit connected right-sized space.

Units from 654 - 1,654 sq. ft.

Prices starting at \$327,000.00

## BRAND NEW DEVELOPMENT

Now occupied, Southside Residences at Gramercy Park is a two tower condo complex with 17 & 15 storeys and 500 units.

## EXCELLENT CONNECTIVITY

11 Tippet is just a minute walk to Wilson subway station, making it accessible from anywhere in the city. It is also located next to Allen Road and just north of the 401 Expressway.

## RAPIDLY GROWING NEIGHBOURHOOD

In addition to the near 2,000 occupied residential units in the neighbourhood, 11 Tippet Road is located within direct proximity to six recently completed, under construction or pre-construction condominium buildings which will add another 3,828 units. Over 1,700 units are in pre-construction bringing the total to 5,675 new residential units in the area.

## GREAT ARCHITECTURE

The architecture of Southside Residences is contemporary with a traditional twist that relates visually to its successful neighbour, Gramercy Park and to the Midtown Manhattan architecture that was inspiration for it's design.

# PROPERTY DETAILS

UNIT 11

Size: 654 sq. ft.

Price: \$327,000.00

UNIT 12

Size: 1,000 sq. ft.

Price: \$500,000.00

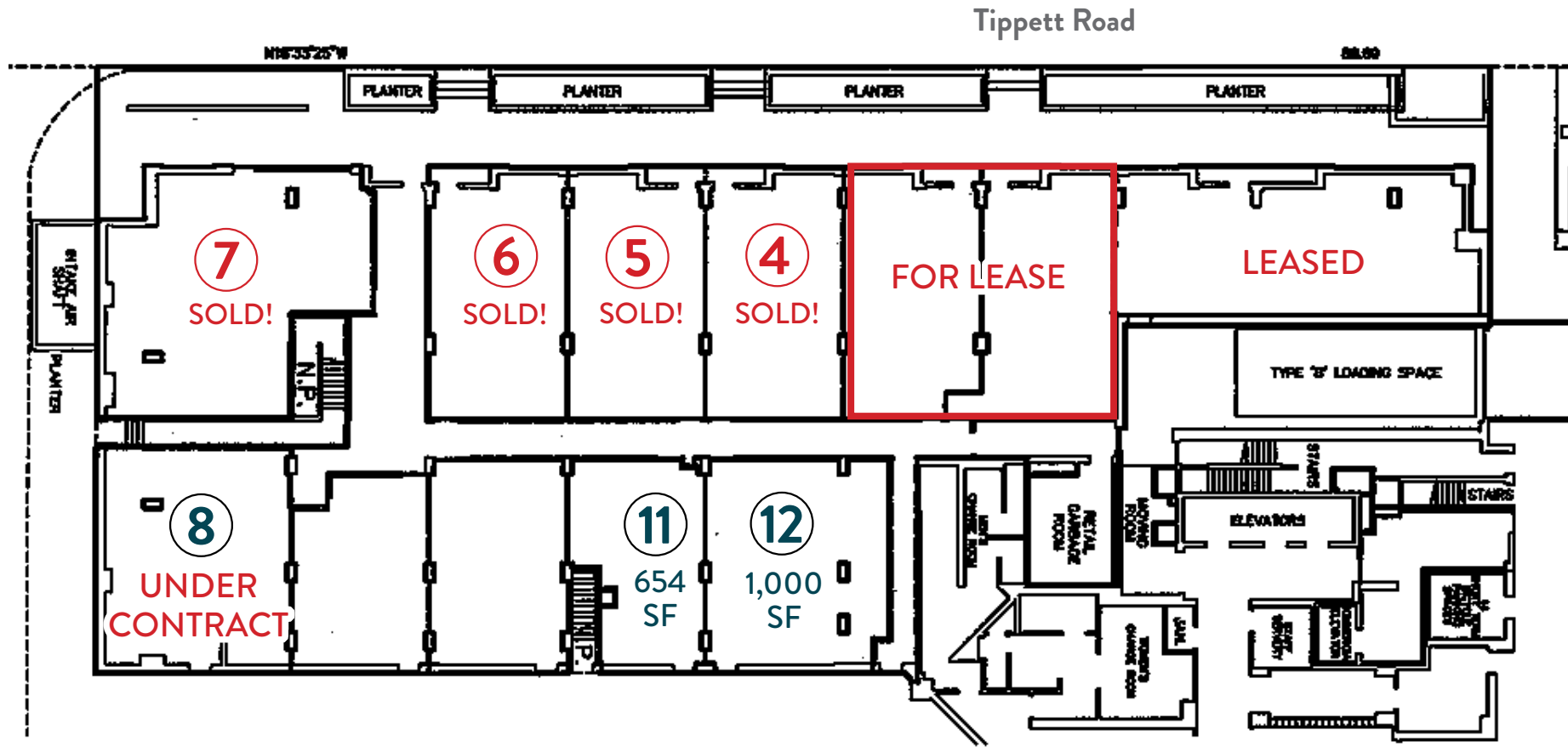
Note: Units may be combined

## Highlights

- Rare opportunity to own your own office space in the newly occupied Southside Residences development by Malibu Investments
  - Excellent location by Wilson & Highway 401, close to Yorkdale Mall, and a minute walk to the TTC’s Wilson Station
- Parking spots available for \$45,000/spot + visitor parking is available for guests
  - Massive residential growth in the area



# FLOOR PLAN







# ELEVEN TIPPETT ROAD

*May 2021*





# THE LOCATION

11 Tippet is located in a prime location next to the Allen Road, just north of HWY 401.

It is located in a rapidly growing area with almost 2,000 occupied residential units. The site is located directly next door to 6 buildings either recently completed, under construction or pre-construction that will bring an additional 3,828 units to the immediate area. Directly to the west are two established retail hubs (SmartCentres Downsview & Build Toronto 75 Billy Bishop Way) and to the southwest is Yorkdale Mall, Toronto's premier shopping centre with an exclusive list of retailers and dining options.

11 Tippet Road is a minute walk to Wilson Subway Station making it easily accessible from anywhere in the city.



\$128,208  
AVERAGE  
HOUSEHOLD INCOME



102,758  
ESTIMATED  
POPULATION

Within 3km of 11 Tippet Road  
\* Total number of units anticipated in the next 24 months

- (1) Rocket Condos

Status: Occupied

Units: 290

Storeys: 14,8
- (2) Express Condos

Status: Under Construction

Units: 665

Storeys: 16
- (3) Tretti Condos

Status: Under Construction

Units: 340

Storeys: 13
- (4) 50 Wilson Heights

Status: Pre-Construction

Units: 1,150

Storeys: 16,16,14,12,7,3
- (5) Nordic Condos

Status: Under Construction

Units: 429

Storeys: 12
- (6) 3450 Dufferin Street

Status: Pre-Construction

Units: 904

Storeys: 29,27,23

TOTAL RESIDENTIAL UNITS

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5,600 + units\*



1,847 occupied units  
(including 11 Tippet)

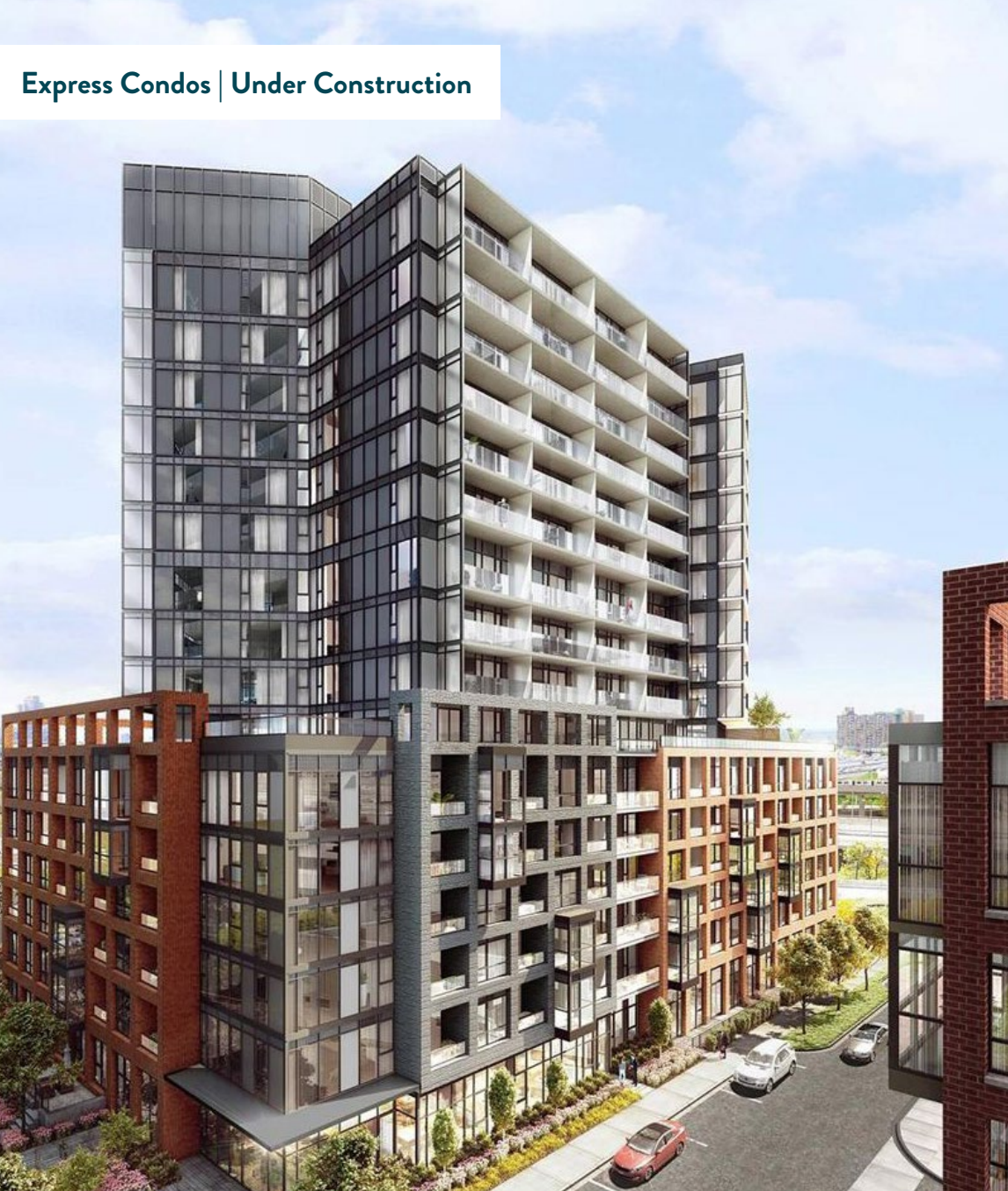
1,774 units under construction

2,054 units under pre-construction



# NEIGHBOURING DEVELOPEMENTS

Express Condos | Under Construction



Tretti Condos | Under Construction



Rocket Condos | Occupied



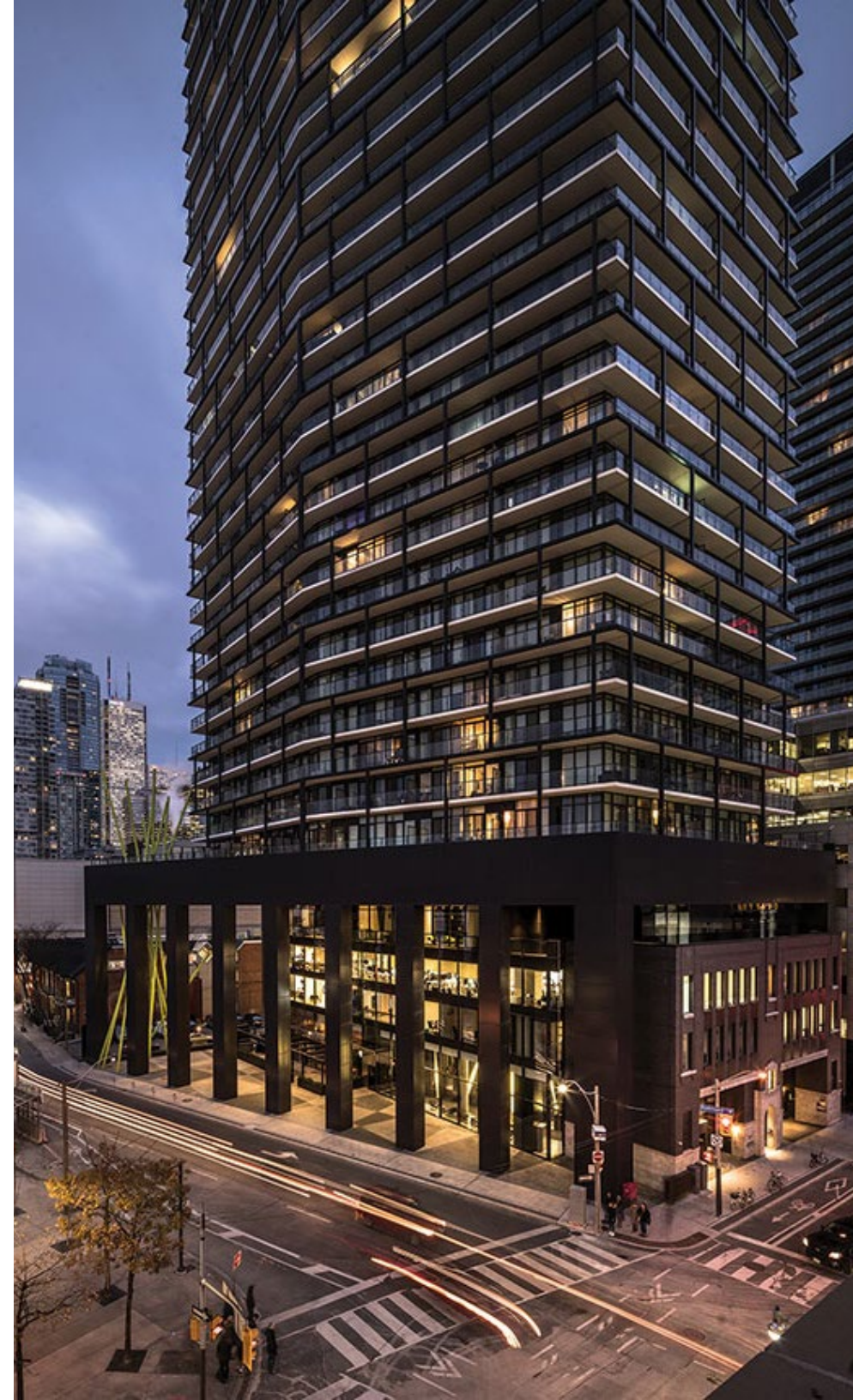
Nordic Condos | Under Construction











## Builders with history.

Malibu Investments is a Toronto-based development company with major residential high-rise condominiums throughout the GTA, representing over 3,500 residential suites.

Malibu, over the last decade, has been proud to take its place in Toronto's ever changing skyline - with iconic buildings designed to reflect the character of their neighbourhood while providing residents with modern amenities designed to compliment their lifestyles.



**CBRE**



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# CBRE

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