



Power of Sale: 1 Blue Goose Street

Etobicoke, ON

INVESTMENT SUMMARY | MULTI-RESIDENTIAL GROUP

Substantially Complete Boutique Mixed-Use Building with 18 Residential Units

Additional Opportunity to Develop 12 Serviced Townhouse Lots

**AVISON
YOUNG**

The Opportunity

Avison Young is pleased to offer **1 Blue Goose St, Etobicoke, ON** for sale through a Power of Sale Process. Located in the heart of Mimico, adjacent to the Mimico GO Station, the project offers builders and investors the opportunity to complete the substantially renovated heritage building containing 18 units and ground floor/basement commercial space. The remainder of the property has approvals for the development of 12 townhouse units.

- Mixed-use building containing 18 units on the upper three floors and 5,203 sf of commercial space
- Approved plans for the development of 12 townhouses on the rear of the lot
- Potential to redesign development plans for added density
- Potential to sever the property
- Adjacent to the Mimico GO Station and a short drive to the Gardiner Expressway and Highway 427

Development Status

- The property has approved plans for 12 townhomes on the rear lot and preliminary steps have been taken toward redesigning the plans for a mid-rise development.

Property Details

Current Use	Residential/Commercial
Site Area	24,143 sf
Environmental	Phase I (EXP, 2021)
Official Plan	Neighbourhoods
Zoning By-law	Residential – R4 former Cit
Major Transit Station Area	Mimico GO MTSA
Property Taxes	\$61,944 (2025)

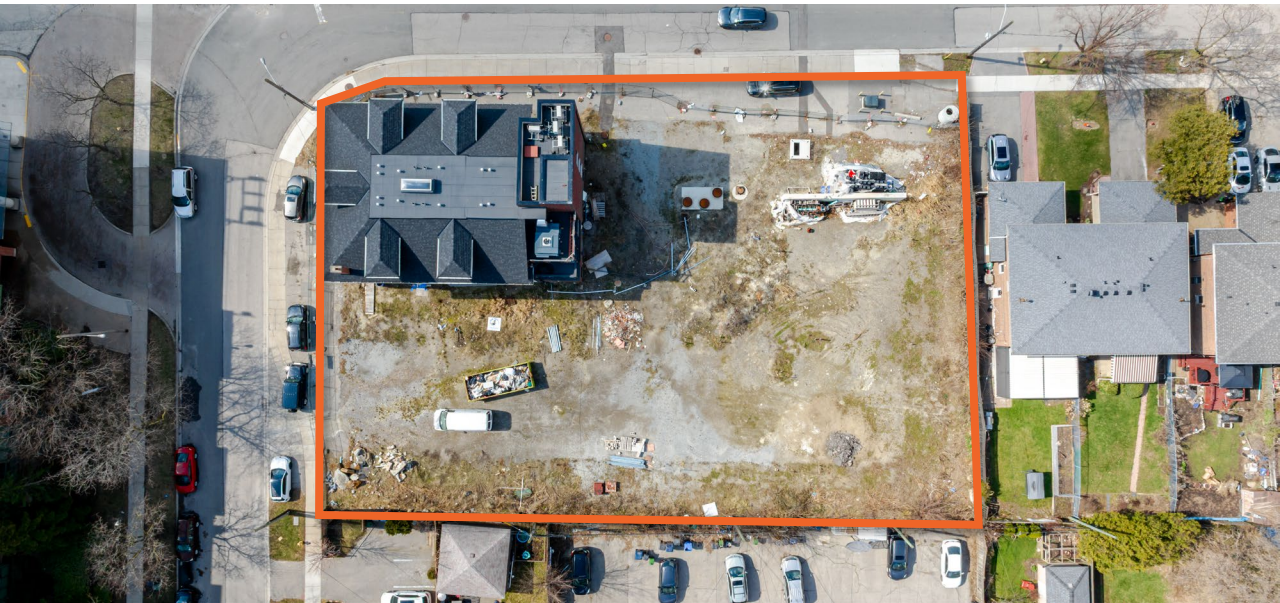


The Opportunity

Avison Young is pleased to offer **1 Blue Goose St, Etobicoke, ON** through a Power of Sale Process. Located in the heart of Mimico, adjacent to the Mimico GO Station, the project offers builders, users, and/or investors the opportunity to complete the substantially renovated heritage building containing 18 residential units and a ground floor/basement commercial unit. The remainder of the property has approvals and servicing in place for the development of 12 townhouse units.

Property Details

Existing Building Details		Infill Development Details	
Storeys	4	Infill Site Area	+/- 13,859 sf
Units	Bachelor: 12 One Bed: 6 Total: 18	Total Units	12 3-bed units
Residential Area	6,240 sf	Total Saleable Area	24,960 sf
Commercial Area	5,203 sf	Avg Unit Size	2,080 sf
Parking	5 resident stalls 16 visitor/retail stalls	Parking	12 resident stalls
Elevator	Newly Installed	Servicing	Individual lot servicing
Building Systems	Rooftop HVAC	Approval Status	ZBA & SPA Approved
Total Site Area	24,143 sf		
Environmental	Phase I (EXP, 2021)		
Official Plan	Neighbourhoods		
Zoning By-law	Residential – R4 former City of Etobicoke		
Major Transit Station Area	Mimico GO PMTSA		
Property Taxes	\$61,944 (2025)		



Existing Building Interior Photos



Existing Building Plans

The existing building is a substantially complete four-storey, 18-unit mixed-use building with ground floor commercial space. The building contains 12 studio units, 6 one-bedroom units, and a commercial unit comprised of 2,771 sf of ground floor space, and 2,432 sf of basement space.

The building is approximately 90% complete and will provide a purchaser the opportunity to lease the units and retail space at market upon completion.

Existing Building Plans

1 Blue Goose St - Building Summary

Height	4 storeys	Residential Rentable Area	6,240 sf
Residential Unit Count	18	Commercial Area (Above Grade)	2,771 sf
Commercial Units	1	Commercial Area (Below Grade)	2,432 sf
Total Rentable Area			11,443 sf

Residential Unit Schedule

Unit Type	Count	Avg SF
Studio	12	282
1 Bed	6	476
Total	18	347

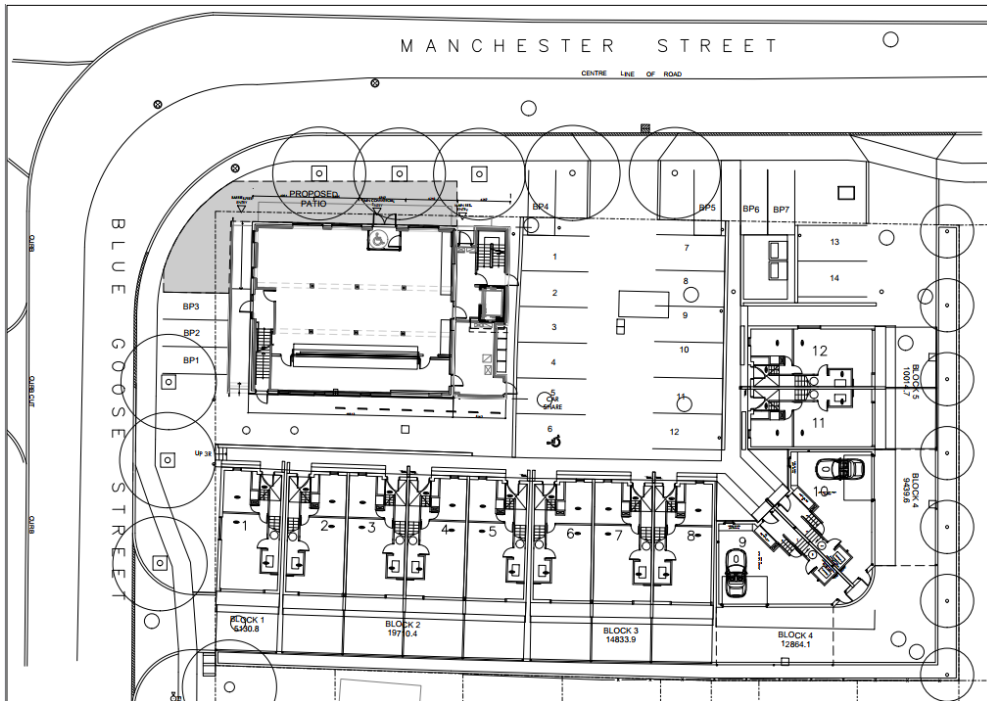


Approved Development Plans

The site benefits from approved and serviced plans for an infill residential development which would include 12 units, including 1 single detached unit, 2 sets of semi-detached units, 1 block of 3 townhomes, and 1 block of 4 townhomes. The units provide 3 bedrooms each and have a total saleable area of approximately 25,000 sf.

There has been preliminary planning work, including a Pre-Consultation with City Staff, contemplating an 8-storey building with 79 units instead of the existing townhouse plans.

Approved Development Site Plan



Etobicoke, ON

Situated in South Etobicoke's established Mimico neighbourhood, 1 Blue Goose Street is positioned within a rapidly evolving residential and mixed-use corridor along the Lake Shore Boulevard West waterfront. Located approximately 10 kilometres west of Toronto's Financial District, the property benefits from strong connectivity to downtown, immediate access to the Gardiner Expressway, and proximity to a growing concentration of mid- and high-rise residential development. The surrounding area is characterized by a mix of condominium communities, townhomes, and established low-rise housing, supported by a variety of neighbourhood retail, cafés, restaurants, and everyday service amenities along Lake Shore Boulevard West. The property is also steps from Humber Bay Park and the Martin Goodman Trail, providing direct access to Toronto's waterfront and recreational green space. Transit connectivity is well-established, with TTC streetcar and bus service operating along Lake Shore Boulevard West, offering direct access to downtown Toronto. Mimico GO Station, located nearby, provides regional rail service along the Lakeshore West line. The Gardiner Expressway, Highway 427, and the QEW are easily accessible, facilitating efficient travel throughout the GTA and to Toronto Pearson International Airport.



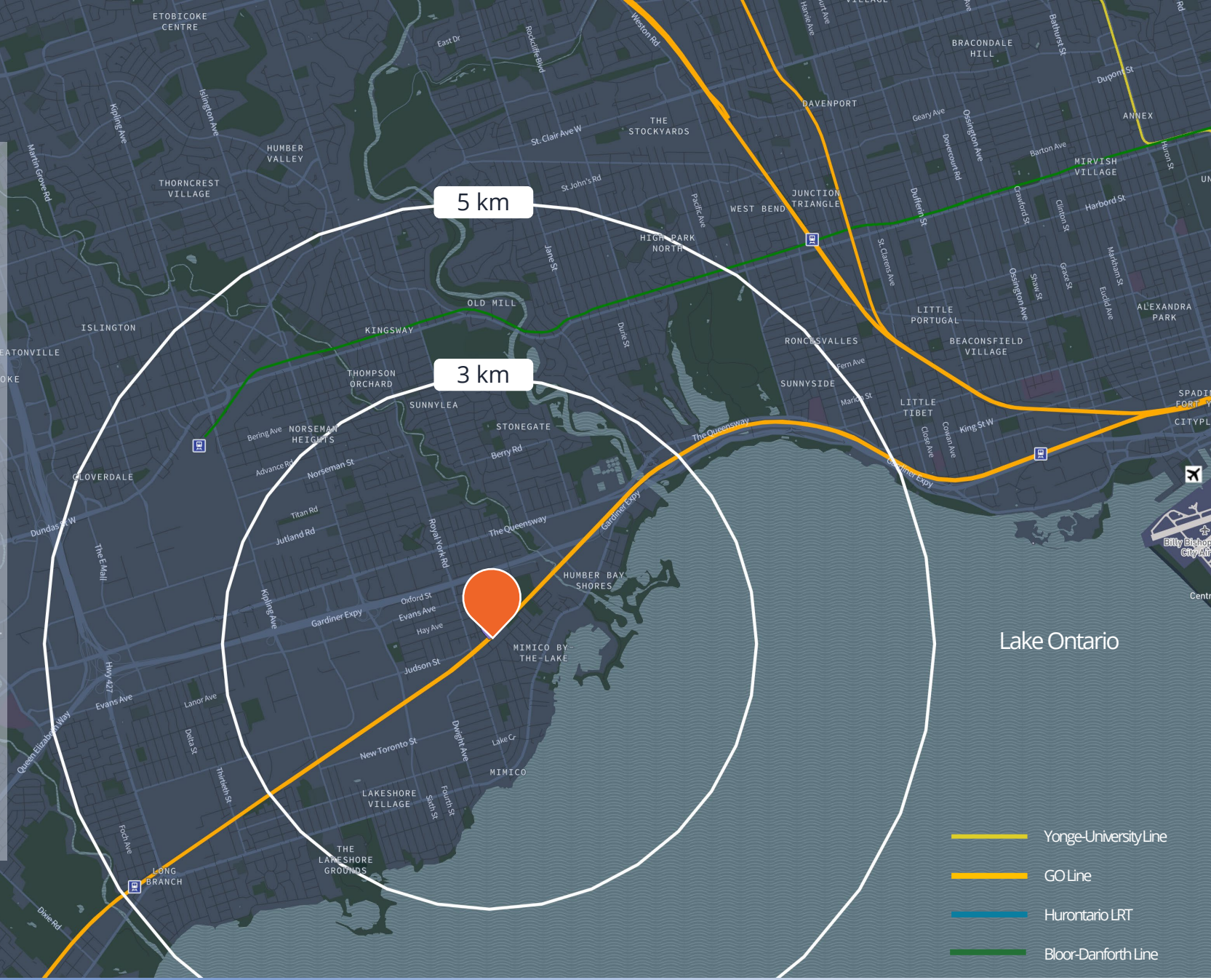
Etobicoke, ON

Drive Times

Location	Travel Times	Distance
Highways		
Gardiner Expressway	9 Minutes	7.6 km
Airports & Railroads		
Toronto Pearson	18 Minutes	17 km
Billy Bishop	16 Minutes	10 km
Cities		
Downtown Toronto	19 Minutes	13 km
Mississauga	26 Minutes	17 km
Vaughan	28 Minutes	37 km

Demographics (2025)

Population	Average Household Income	Income Growth (2020-2025)	Projected Income Growth (2025-2028)	Labour Participation Rate	Median Age (Years)
0-3 KM RANGE					
97,848	\$136,236	\$25,872	\$14,972	71.8%	38.8
0-5 KM RANGE					
217,755	\$166,191	\$32,126	\$17,459	71.3%	39.4





List Price: \$9,699,000

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