

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** 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.

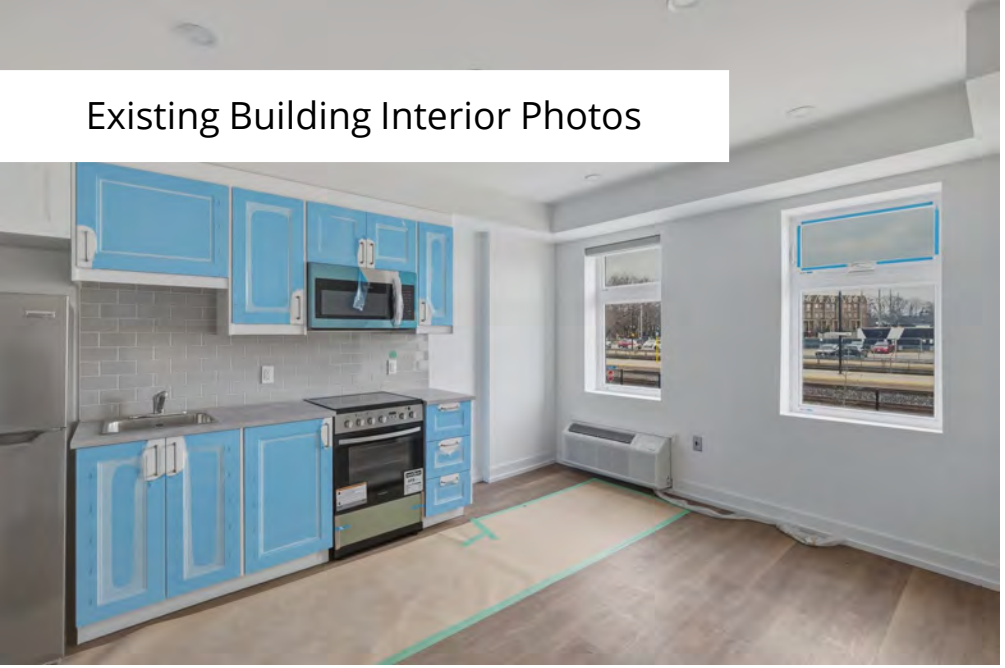
Property Details

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)		





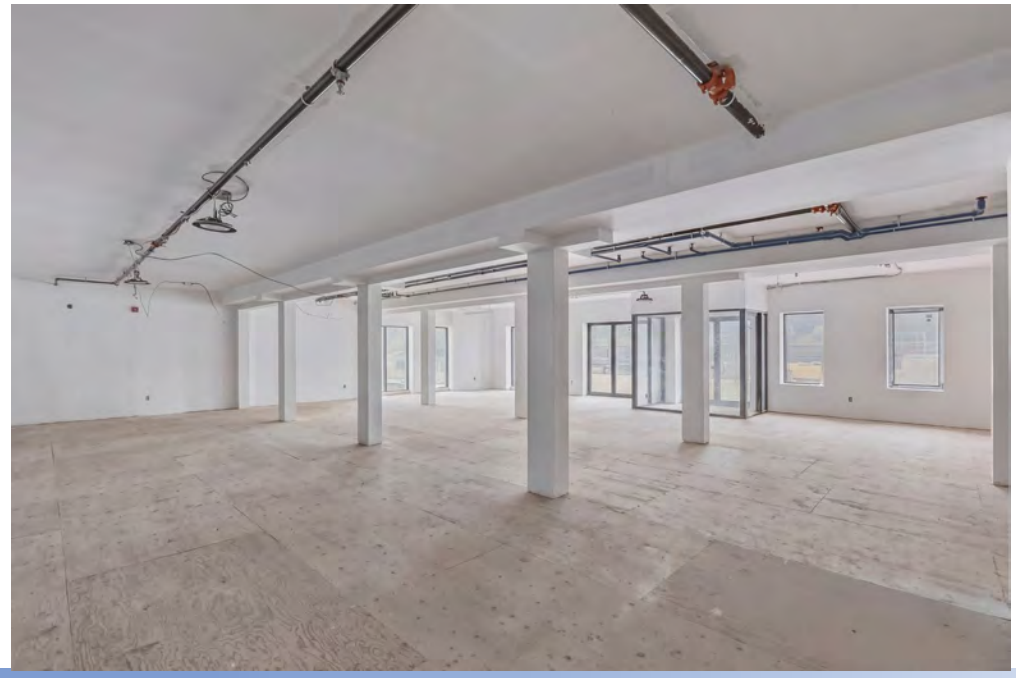
Existing Building Interior Photos













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**

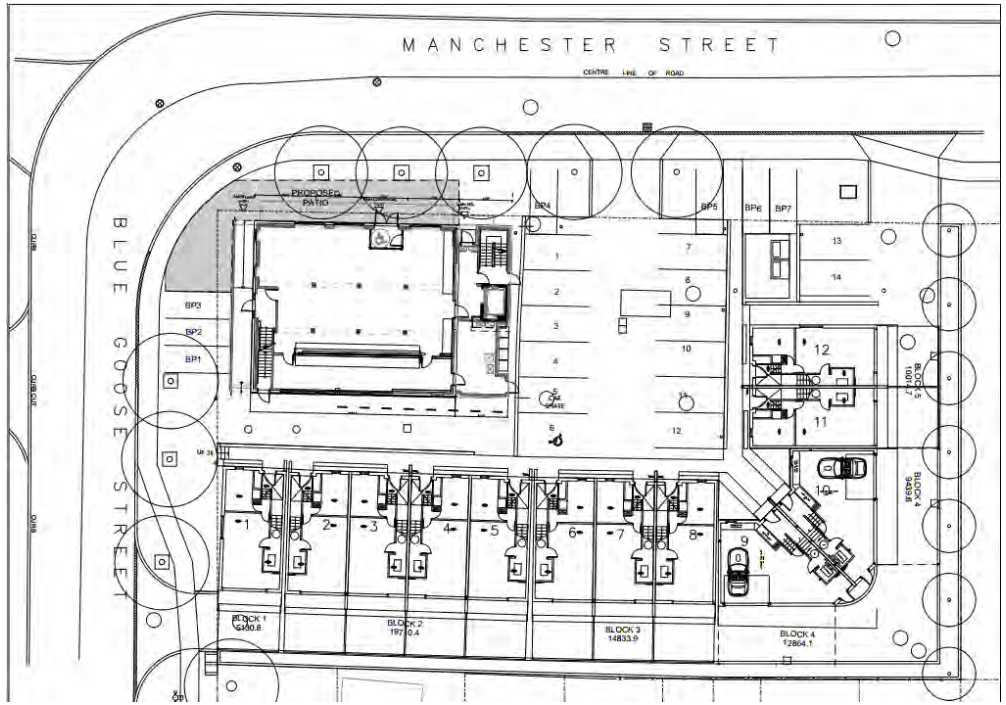
Residential Unit Schedule		
Unit Type	**Count**	**Avg SF**
Studio	12	282
1 Bed	6	476
Total	**18**	**347**

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.



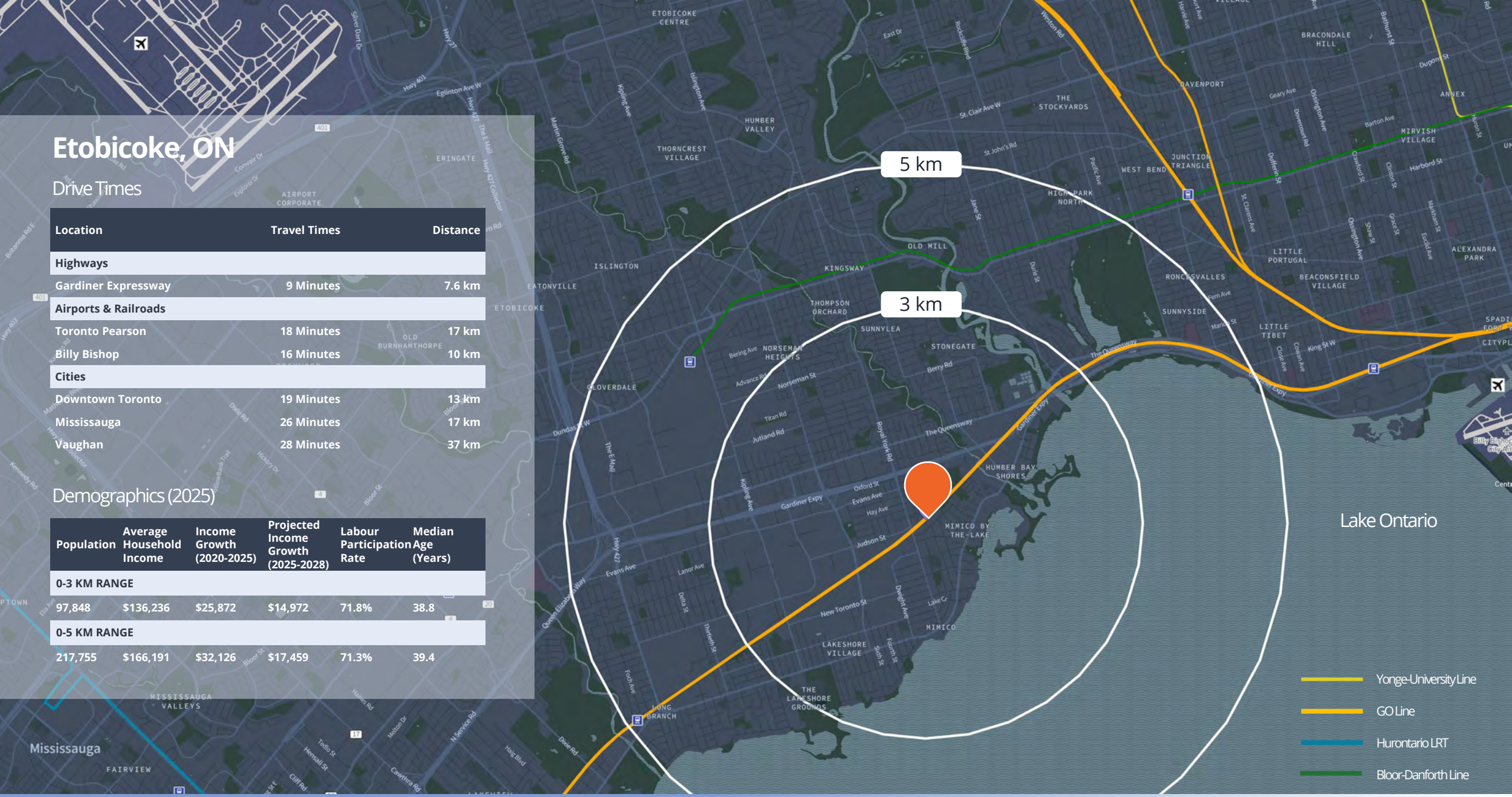
Etobicoke, ON

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



AVISON YOUNG

List Price: $7,250,000

Download NDA Here

Please contact the listing team for more information:

Multi-Residential Group

David Lieberman, MBA
Principal
416.230.0477
David.lieberman@avisonyoung.com

Jonathan Hittner
Principal
416.436.4417
Jonathan.hittner@avisonyoung.com

Neil Musselwhite
Principal
289.795.4430
Neil.musselwhite@avisonyoung.com

Eamonn McConnell
Vice President
416.574.4890
Eamonn.mcconnell@avisonyoung.com

Daniel Cassese
Associate
647.330.4663
Daniel.cassese@avisonyoung.com

Visit us online
avisonyoung.com

©2026 Avison Young Commercial Real Estate Services, LP, Brokerage.
All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.