

thirty six zorra

416.832.8343
INFO@NEWGTACONDOS.COM

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FIRST ACCESS TO TORONTO
PRE-CONSTRUCTION
CONDOS



INVESTOR BROCHURE

IlisDon

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A L T R E E

discover vibrant condominium living

36 storeys of colourful condominium
living in the heart of Toronto's
Etobicoke neighbourhood.

Introducing **thirty six zorra**, a splash of colour
coming soon to Toronto's **Queensway**.



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building facts

36 Zorra Street

in Toronto's Etobicoke neighbourhood

36 storeys

includes mechanical penthouse

459

suites

9,500+ sq. ft.

of indoor and outdoor amenity space

Seventh Floor Indoor Amenity:

- social club/co-working space
- TV lounge
- dining room
- demo kitchen
- on-site park
- rec room/games room
- kids club
- hobby room
- guest suites

Seventh Floor Outdoor Amenity:

- rooftop pool
- comfortable sun loungers
- cabanas
- fire pits
- lounge seating
- kids club
- BBQ dining area
- pet run

Ground Floor Indoor Amenity:

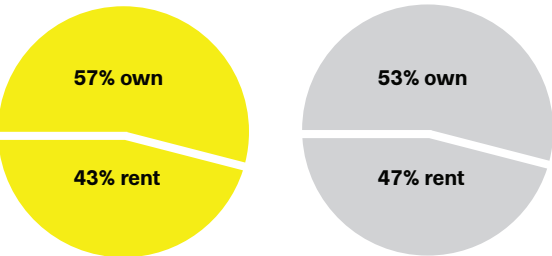
- lobby with dedicated seating areas and 24/7 concierge
- gym with weight area
- boxing/yoga studio
- dry sauna
- pet wash area

Get Your Colour On

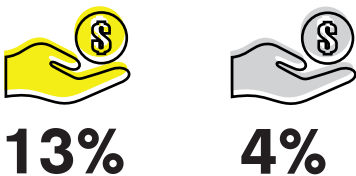
live life larger at thirty six zorra

At thirty six zorra, live life larger with approximately **36%** more living space** than downtown.

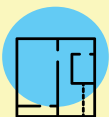
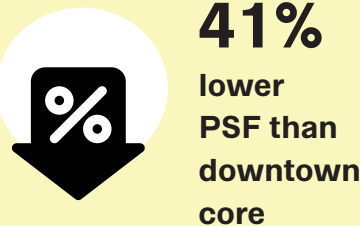
Rent vs. own**



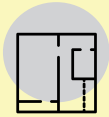
Total yearly rental return**



Price per square foot (PSF)



\$1,065
PSF



\$1,200
PSF



\$850
PSF

Get **more square feet** while still living in the 416

- ETOBICOKE
- DOWNTOWN
- ETOBICOKE WATERFRONT

\$550,000
650 sq.ft.



\$750,000
650 sq.ft.



\$2,700 rent



\$2,900 rent



+\$71
monthly cashflow



-\$495**
monthly cashflow



ETOBICOKE – LAKESHORE
NEIGHBOURHOOD STATS



129,080
Population



11.8%
Population growth
(2011-2016)*



25-44
Average age*



43% of residents
live in condominiums
(5+ storeys)*

Current pre-construction
inventory
around
thirty six zorra
is **89% SOLD**

Average Household Income*

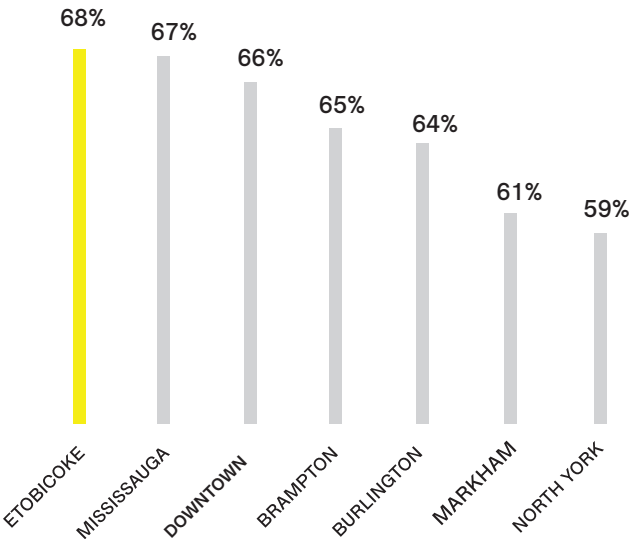


\$128,448



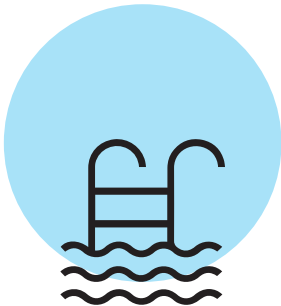
\$102,721

RESALE CONDO SALES-
TO-LISTING RATIO BY
NEIGHBOURHOOD
IN THE GTA



*City consensus profile, Ward 3 | Etobicoke-Lakeshore.
**No representations are made with respect to the actual numbers achieved.
† Urbanation Q1 sales listing ratio

Project Highlights



Outdoor amenity spaces including rooftop pool with comfortable sun loungers and cabanas.



BBQ dining area with lounge seating and fire pits.



Lobby with dedicated seating areas and 24/7 concierge.



Gym with weight area.

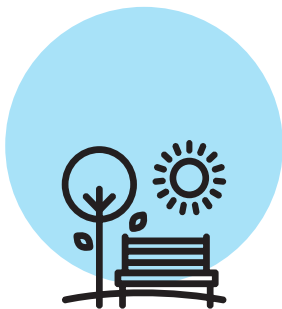


From studio to one, two, and three bedroom suites.

Direct
shuttle service
to Kipling Station
exclusive to all
residents.



The GTA
is the fastest
growing region
in Ontario, with
population
growth of
over **100,000**
new residents
each year.



Charming outdoor
spaces and on-site park.



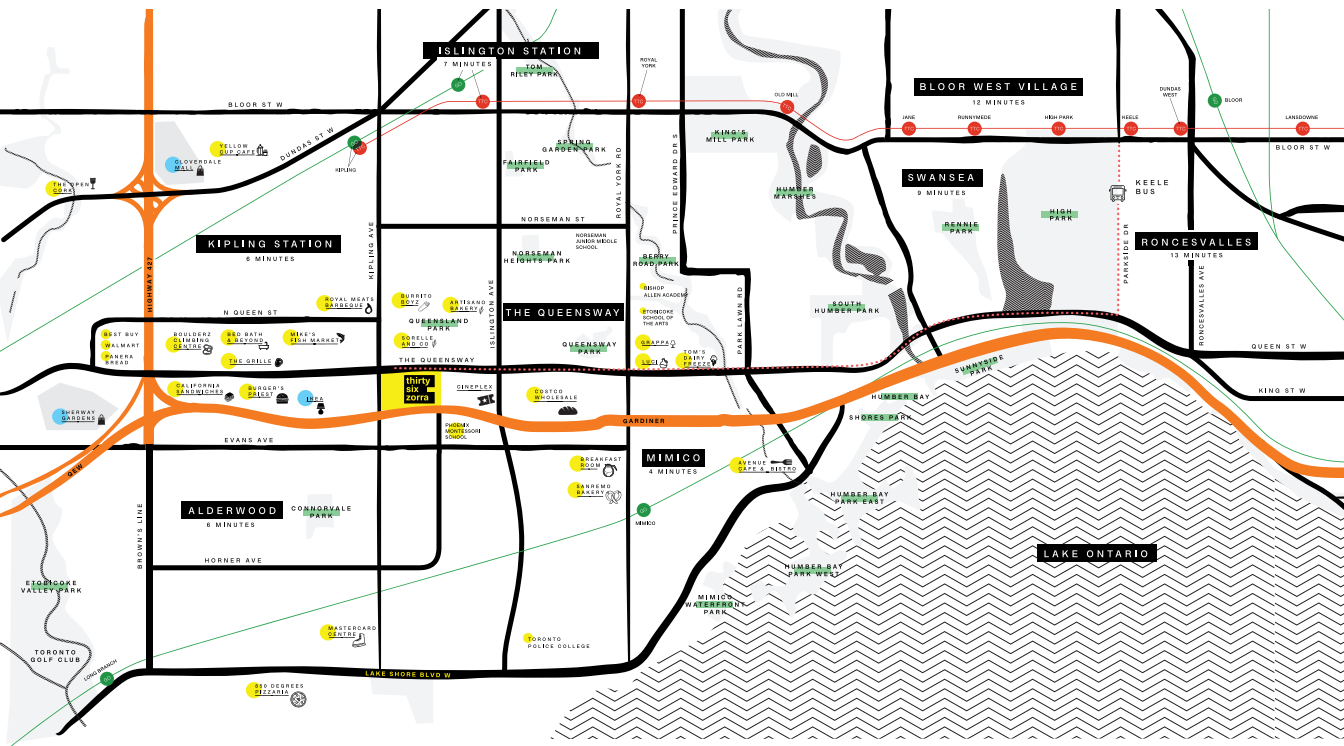
Dynamic indoor and
outdoor child-friendly
spaces includes kids
club and hobby room.



the Queensway is Etobicoke's next big hit

Here are just a few of the reasons this area is slated for substantial development in the next decade.

- Shopping destination
- Area amenities
- Local highways
- Parks and greenspaces





Connection to 3 main highways (QEW, 427, and Gardiner) within 3 minutes.



7 minutes to Islington Station and 6 minutes to Kipling Station.



10-minute drive to Lakeshore and Humber Bay.



Minutes to retail, entertainment, restaurants, Sherway Gardens Mall, cafés, and more.



10-minute drive to Pearson International Airport and 15-minute drive to Billy Bishop Airport.



Parks, greenspaces, and nearby trails at your doorstep.



Direct shuttle service to Kipling Station exclusive to all residents.



Close proximity to top-rated public and private schools.



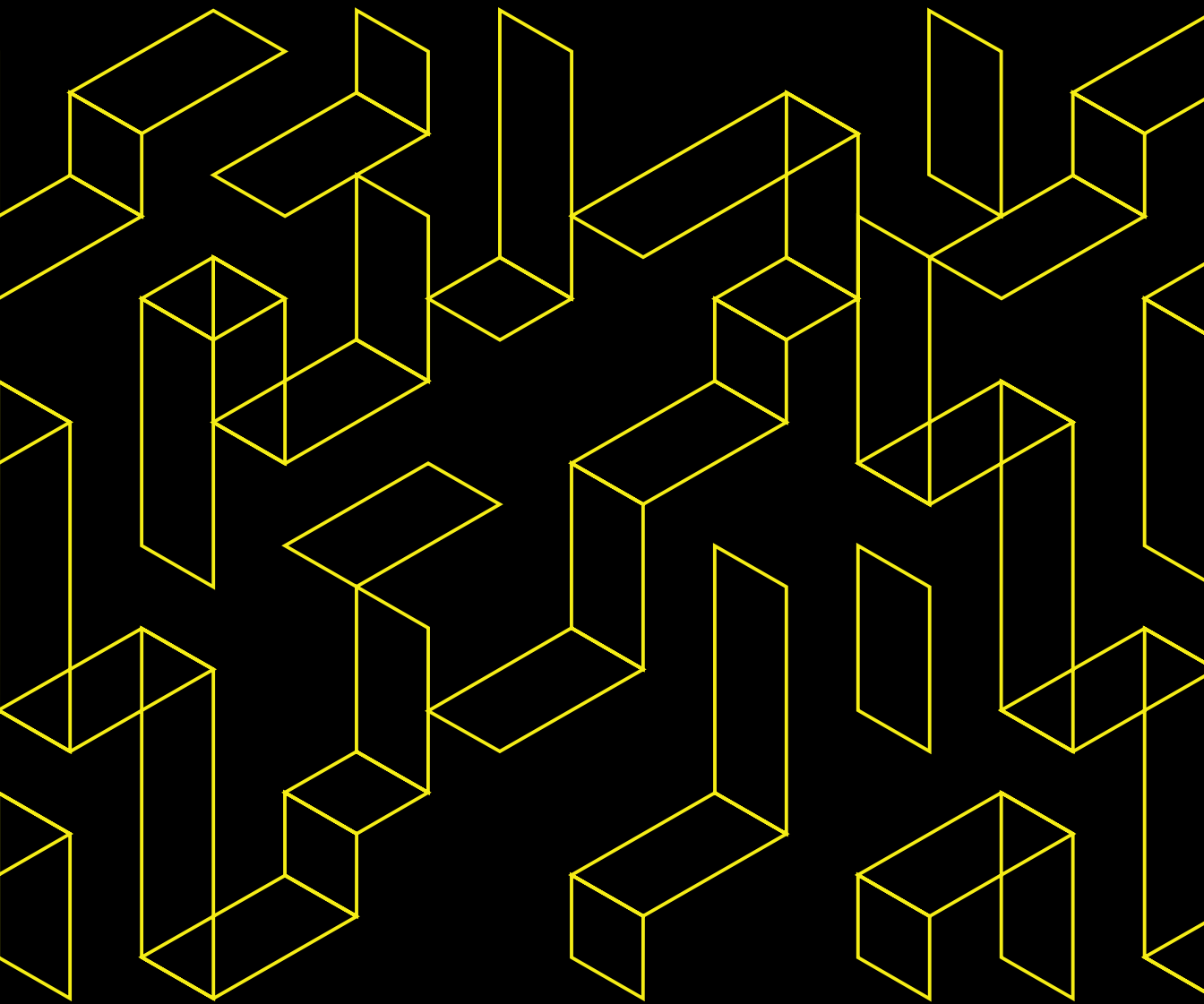
**Drive to
downtown
Toronto in
15 minutes**



**Get to Union
Station in
17 minutes
via the
GO Train.**

*Map is artist's concept





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