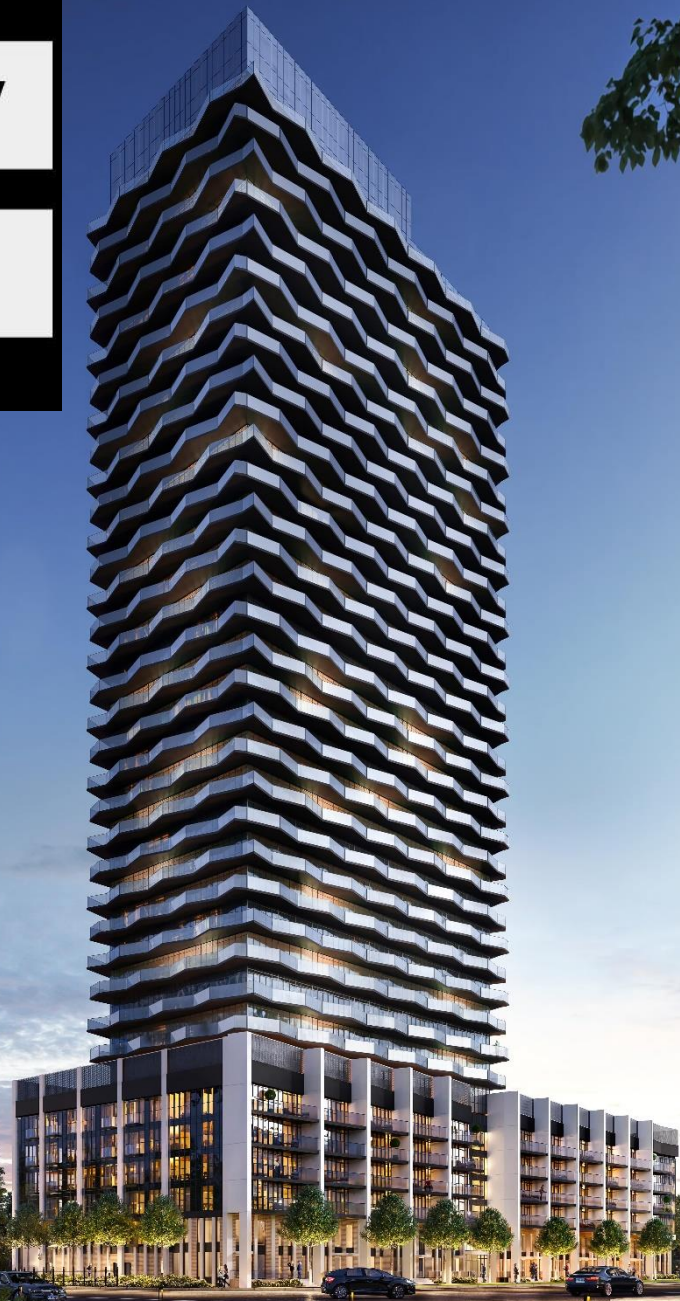


**thirty  
six  
zorrra**



# BUILDING FACTS

➤ **36 Zorra Street**

in Toronto's Etobicoke neighbourhood

➤ **459**

Suites

➤ **36 storeys**

includes mechanical penthouse

➤ **9,500+ sq. ft.** of indoor and outdoor amenity space



# WHY THIRTY SIX ZORRA CONDOS ?

Price per square foot (PSF)

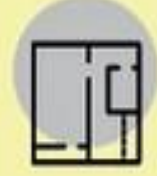


41%

lower  
PSF than  
downtown  
core



\$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.



\$2,700 rent



+\$71  
monthly cashflow

\$750,000  
650 sq.ft.



\$2,900 rent



-\$495\*\*  
monthly cashflow

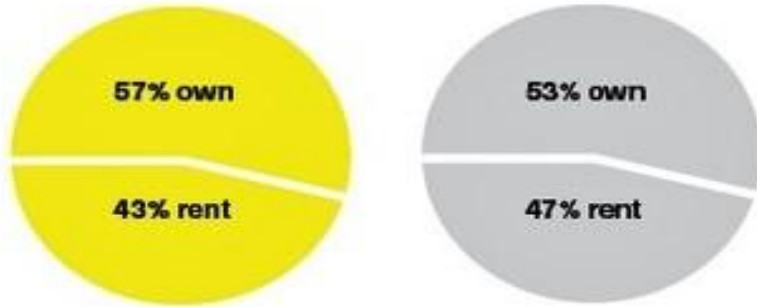




# WHY THIRTY SIX ZORRA CONDOS ?

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

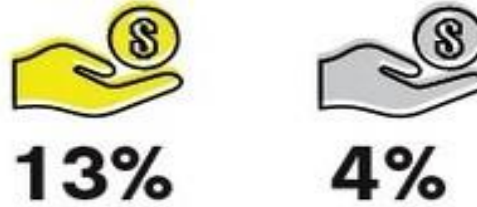
Rent vs. own\*\*



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

- ETOBICOKE
- DOWNTOWN
- ETOBICOKE WATERFRONT

Total yearly rental return\*\*



# ETOBICOKE – LAKESHORE 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\*



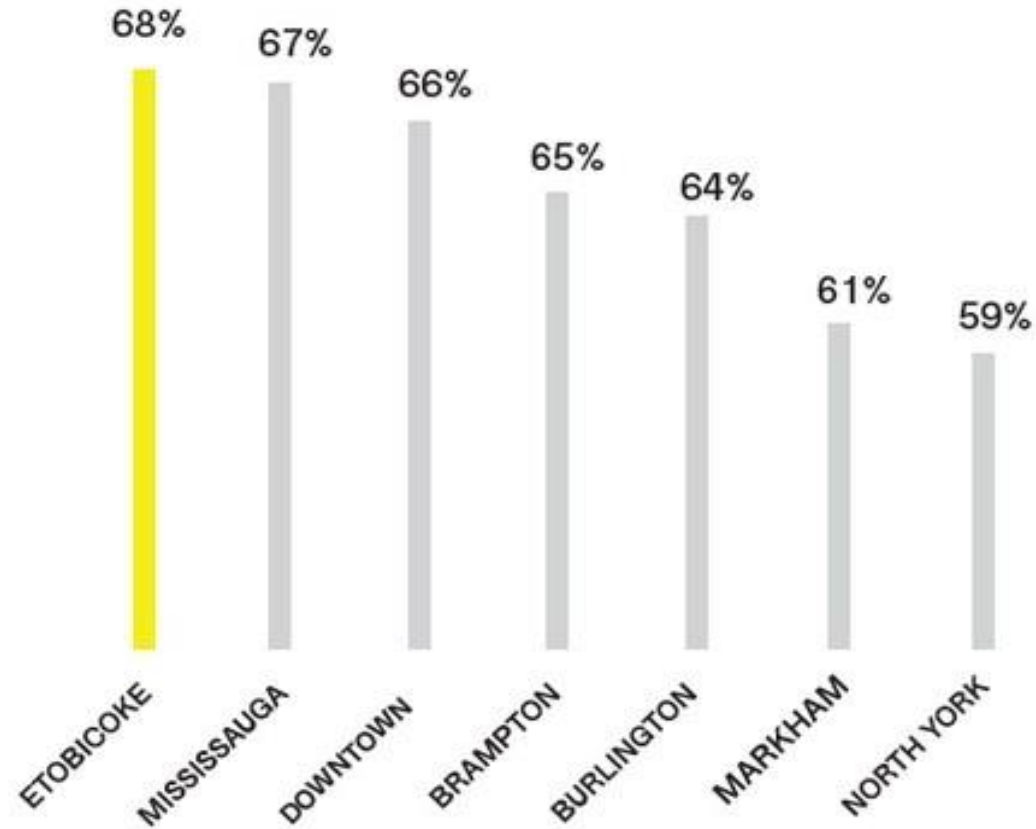
**\$128,448**



**\$102,721**

# RESALE CONDO STATS

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



# THIRTY SIX ZORRA LOCATION

 Drive to downtown Toronto in 15 minutes

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



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.

thirty  
six  
zorrra

ON THE MAP

