

# six ninety five queen street west



Prime West Queen West  
Opportunity

# for sale

**CBRE**



# six ninety five queen street west

CBRE Limited is pleased to offer for sale a prime retail/residential property at 695 Queen Street West, situated in the heart of West Queen West in downtown Toronto. 695 Queen Street West comprises of 1,907 sq. ft. of ground floor retail, a 1,532 sq. ft. basement plus a large bachelor unit and a two-bedroom residential unit with a massive outdoor patio on the second and third floors. The building has excellent visibility with over 20 feet of frontage on Queen West and benefits greatly from the surrounding popular shops and restaurants as well as the significant amount of high-rise developments happening in the area.







## Property Highlights

- Ideal for investors and owner-users looking to own their own space
- Newly renovated space with high ceilings
- Upstairs apartments are fully rented at below market rental rates providing potential upside
- Over 20 ft. of frontage onto Queen Street West
- Ground floor and basement will be vacant upon closing

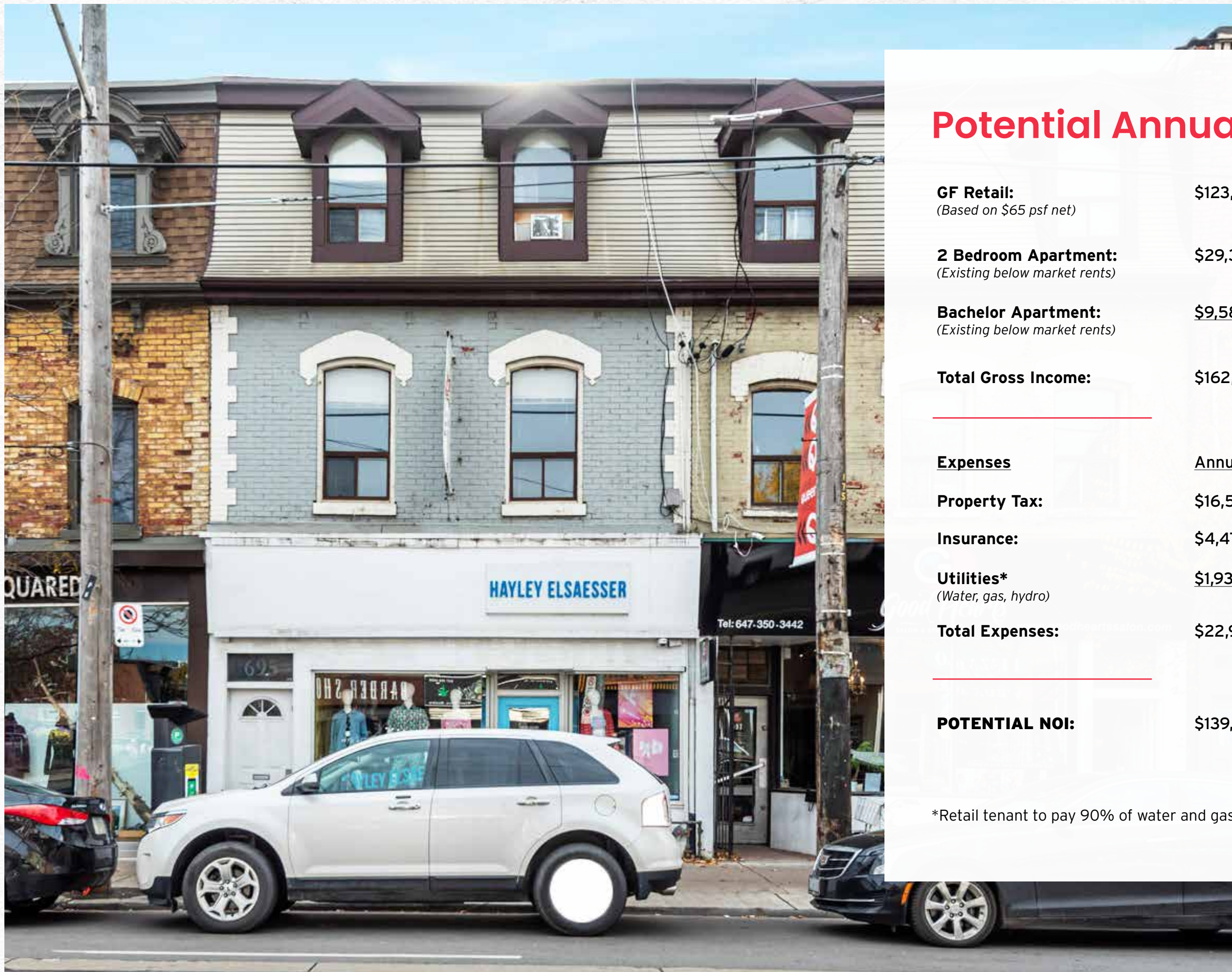
## Property Details

<b>Ground:</b>	1,907 sq. ft.
<b>Second:</b>	1,000 sq. ft.
<b>Third:</b>	694 sq. ft.
<b>Basement:</b>	<u>1,532 sq. ft.</u>
<b>Total Building Size:</b>	5,133 sq. ft.

**PRICE: \$3,250,000**

**Offers Reviewed on an as received basis**





## Potential Annual Income

**GF Retail:** \$123,955.00  
*(Based on \$65 psf net)*

**2 Bedroom Apartment:** \$29,347.80  
*(Existing below market rents)*

**Bachelor Apartment:** \$9,585.36  
*(Existing below market rents)*

**Total Gross Income:** \$162,888.16

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**Expenses** Annual

**Property Tax:** \$16,578.35

**Insurance:** \$4,479.84

**Utilities\*** \$1,933.91  
*(Water, gas, hydro)*

**Total Expenses:** \$22,992.10

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**POTENTIAL NOI:** \$139,896.06

\*Retail tenant to pay 90% of water and gas as part of the TMI







## The Location West Queen West

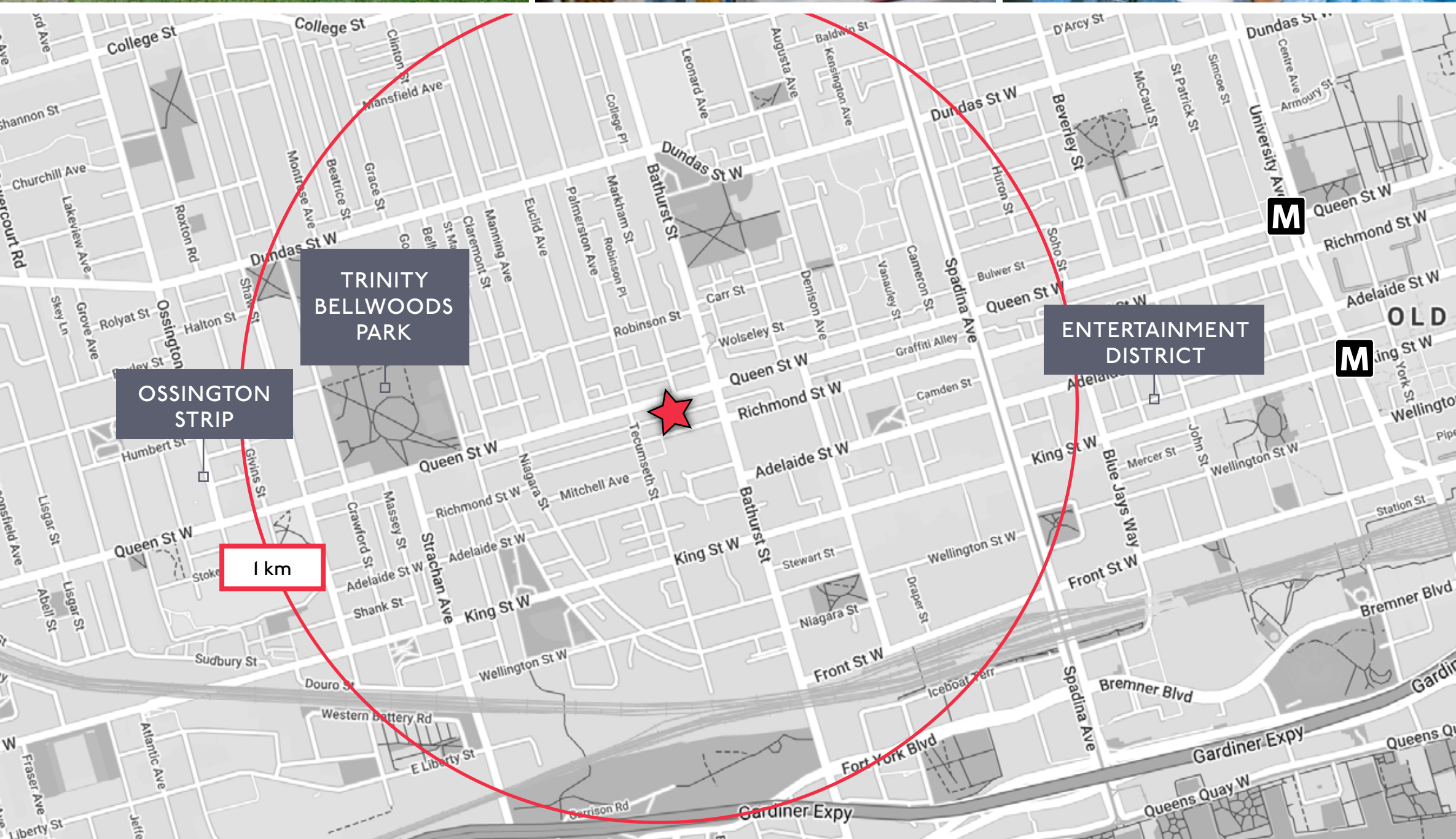
West Queen West is a vibrant and hip neighbourhood just west of the downtown core. This area has the largest concentration of art galleries in Toronto and is known for its shopping, trendy cafes and its bar and restaurant scene. It is an in-demand neighbourhood for young professionals and families due to its many amenities, proximity to the financial district and its connectivity to the rest of the city.

The Property sits among some of the best shopping in Toronto. Neighbouring retailers and traffic generators include CB2, Terroni, Cumbrae's, Loblaws, Winners, Warby Parker, Sud Forno, Anthropologie and the world-famous Trinity Bellwoods Park.

695 Queen Street West is easily accessible by both public transit and car. The neighbourhood is serviced by the 501 Queen streetcar (east/west) and the 511 Bathurst streetcar (north/south) which both run 24/7. The downtown core can be reached within 15 minutes via the eastbound streetcar. The Property is also a few minutes drive from the DVP, Gardiner Expressway and Lakeshore Blvd. providing easy access via car.







**\$118,769**

AVERAGE HOUSEHOLD INCOME\*



**71,983**

DAYTIME POPULATION\*



**11.2%**

POPULATION CHANGE (2019-2024)\*



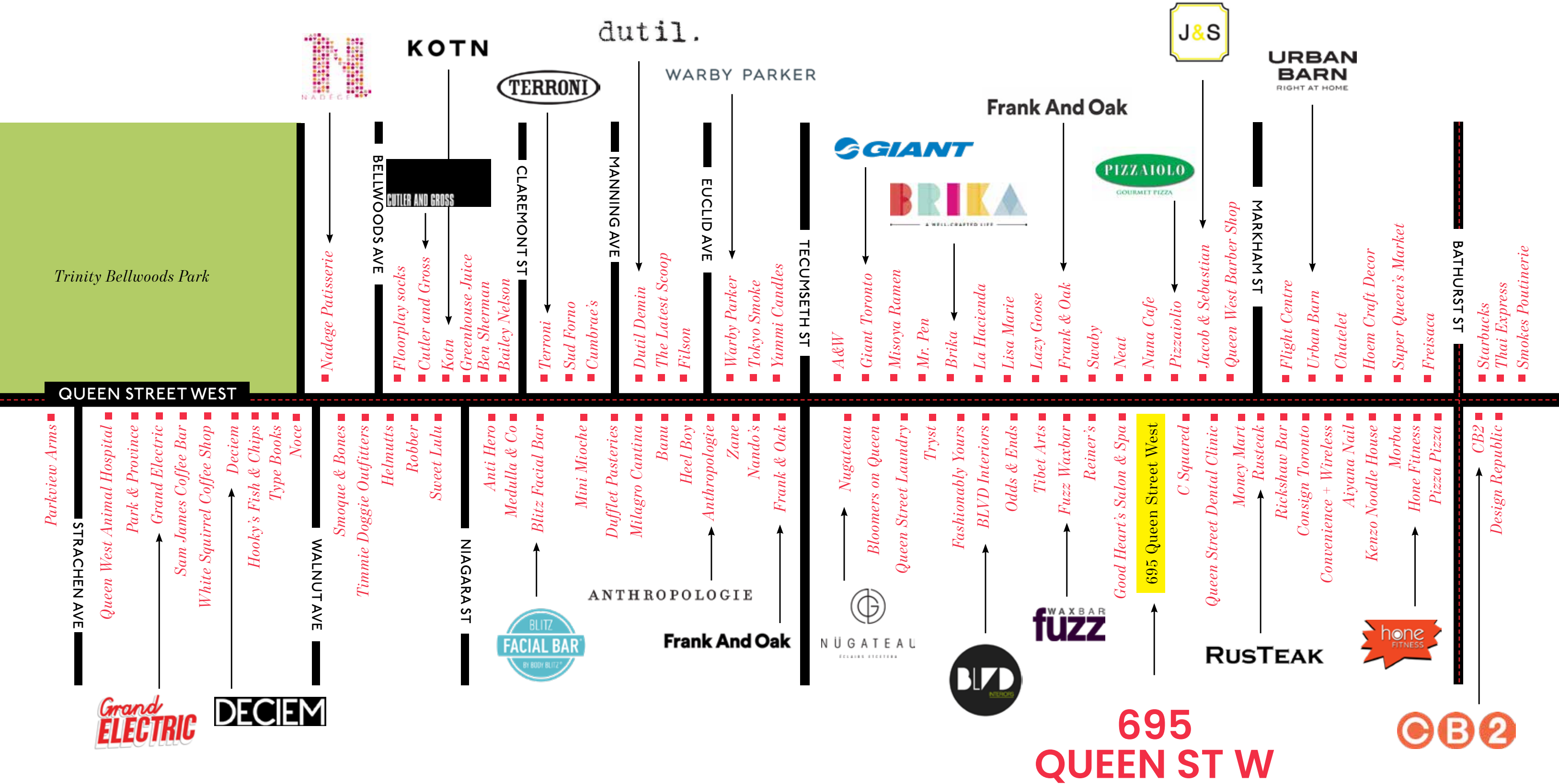
**34.2**

MEDIAN AGE\*

\*WITHIN 1 KM OF 695 QUEEN STREET WEST



# Neighbouring Retailers



**695 QUEEN ST W**

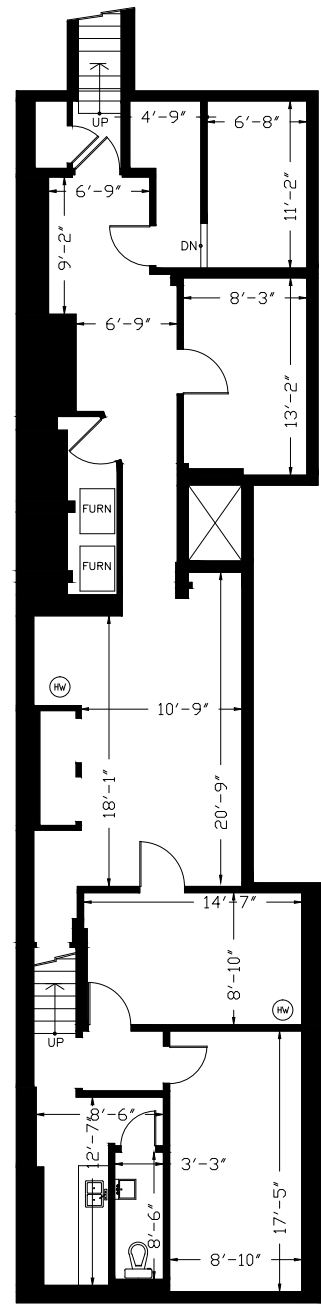
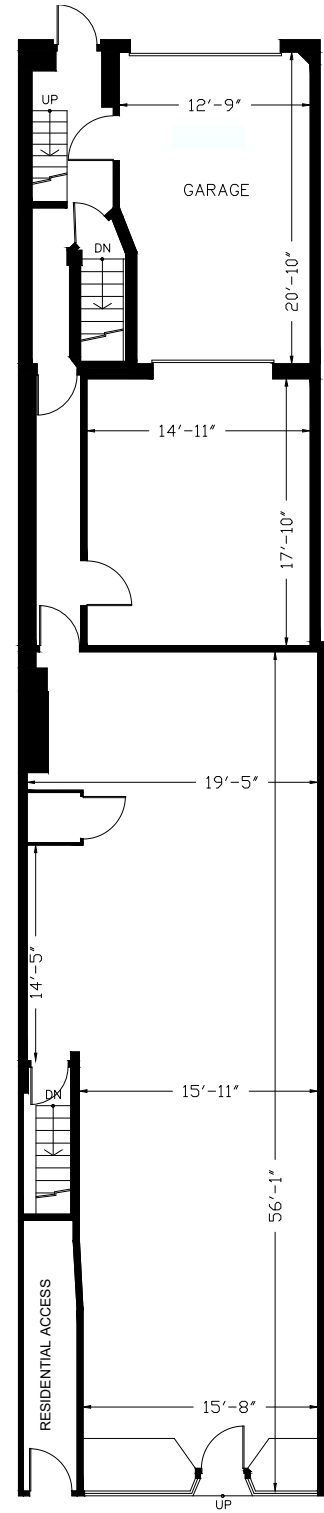


# Ground

1,907 SQ. FT.

# Basement

1,532 SQ. FT.



QUEEN STREET WEST

CBRE



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