

# 1136 Queen West

WEST QUEEN WEST BUILDING FOR SALE | TORONTO

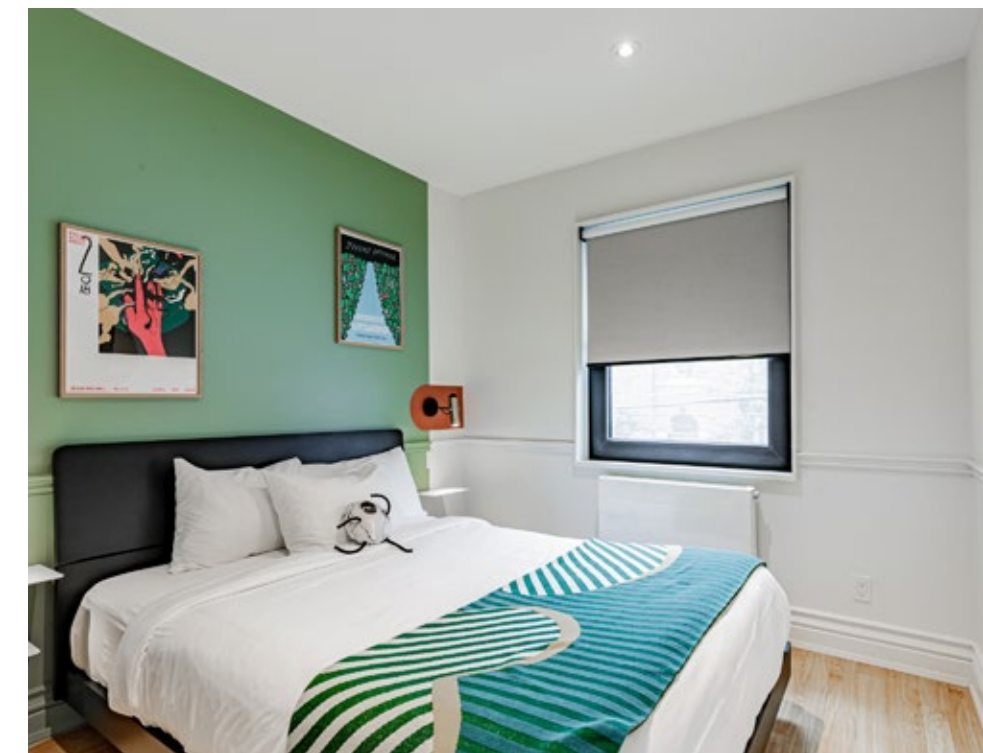


**CBRE**

# The Offering

CBRE Limited is pleased to offer a prime retail/residential property at 1136 Queen Street West (the "Property"), situated in the heart of the vibrant West Queen West neighbourhood. The Property is 100% vacant and features a full clean basement, 1,687 sq. ft. of retail on the ground floor and a bachelor apartment and 3-bedroom apartment on the second level.

The Property is ideally located in West Queen West surrounded by some of Toronto's most popular restaurants, bars, hotels and retailers including the recently renovated Drake Hotel, Death & Taxes, Hello 123, The Burger's Priest, Bar Poet, the Gladstone Hotel and many more.





# Property Details

<b>ADDRESS:</b>	1136 Queen Street West, Toronto
<b>SIZE:</b>	Basement: 1,588 sq. ft. Ground: 1,687 sq. ft. Second: <u>1,200 sq. ft.</u> Total: 4,475 sq. ft.
<b>FRONTAGE:</b>	21.39 ft.
<b>DEPTH:</b>	100 ft.
<b>LOT SIZE:</b>	2,139 sq. ft.
<b>TAXES:</b>	\$24,217.60 (2022)

- The Property features ground floor retail, a full basement and two second floor apartment units (3-bedroom unit + bachelor unit)
- West Queen West location, next to the newly expanded Drake Hotel and neighbouring numerous popular restaurants and bars
- Exceptional access to public transit with the 501 Queen streetcar at the doorstep and future SmartTrack stop closeby

\*CBRE does not guarantee the full accuracy of this information, all users are encouraged to undertake their own review

# Second Floor

Three Bedroom Unit



# Second Floor

Bachelor Unit



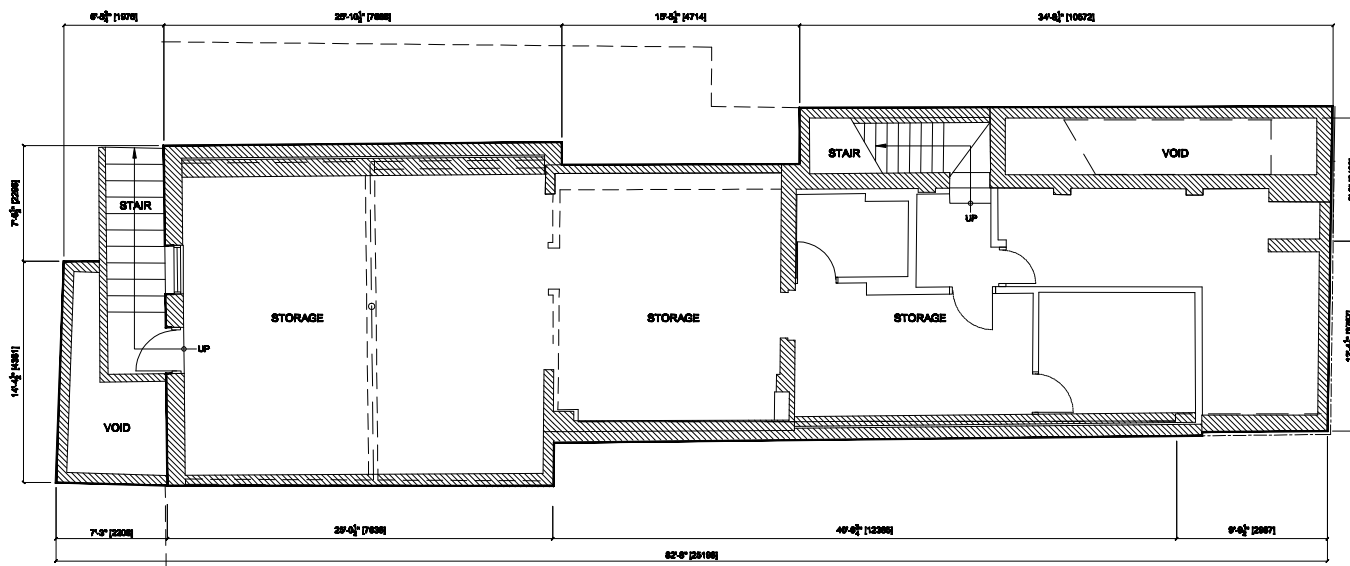
# Ground & Basement

Retail Unit

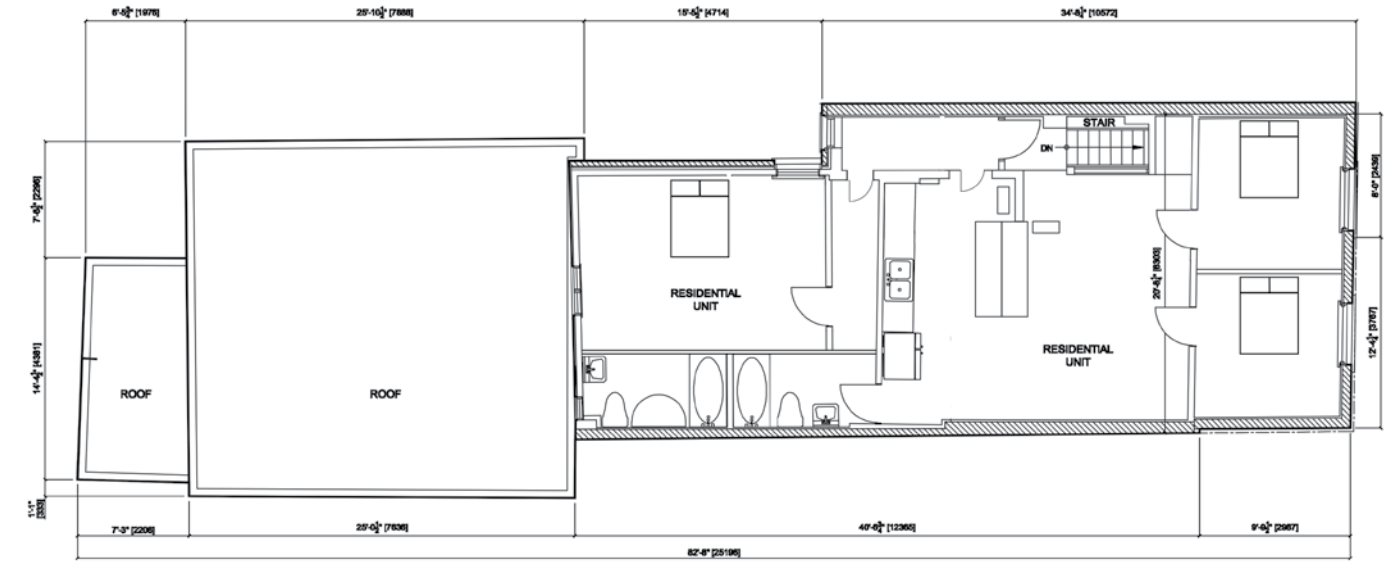


# Floor Plans

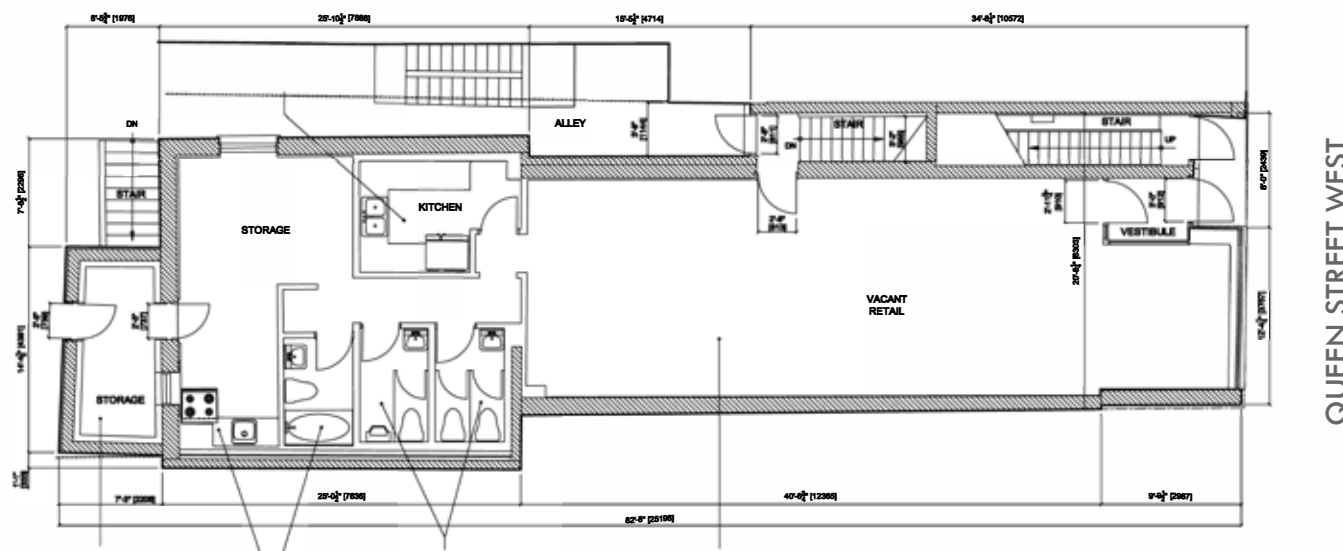
## BASEMENT



## SECOND



## GROUND



QUEEN STREET WEST

Basement:	1,588 sq. ft.
Ground:	1,687 sq. ft.
Second:	1,200 sq. ft.
Total:	4,475 sq. ft.

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# The Location

The Property is located in the heart of West Queen West, a highly desirable neighbourhood in downtown west Toronto. West Queen West is known as Toronto's creative heart and is home to hundreds of restaurants, bars, independent fashion retailers and boutique hotels. Anchored by nightlife and cultural destinations such as The Drake and Gladstone hotels, West Queen West is one of Toronto's most vibrant and popular retail strips. Favourite local spots include Bar Poet, Death & Taxes, Hello 123, The Good Son and The Dog & Bear Pub.



**50,982**  
Population



**7.6%**  
Population Change  
(2021-2026)



**\$108,891**  
Avg. Household  
Income

**\*Within 1km of The Property**

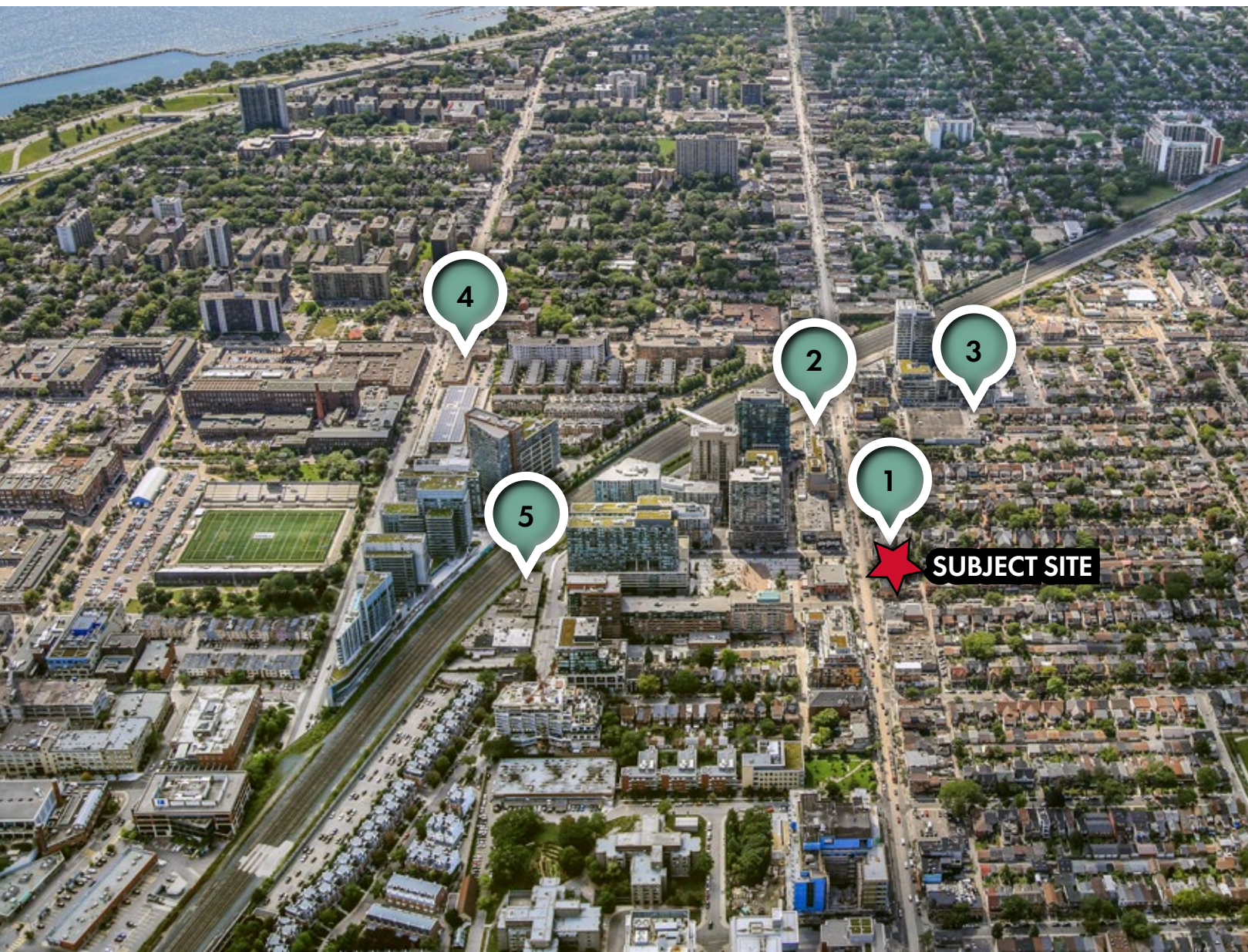






# Neighbourhood Growth

This area surrounding the 1136 Queen has seen significant intensification over the past decade and has transformed from an industrial district to a popular mixed-use area. A number of high-rises just south of the Property along Sudbury Street and Abell Street have replaced old warehouses and is now a vibrant neighbourhood community. The Drake Hotel, directly next door to the Property has recently completed its long awaited expansion adding an additional 32 rooms to the existing 19 rooms and a brand new lobby. Three condominium projects in the area are currently planned/under construction as well as the future King-Liberty SmartTrack Station that will result in even more density to the area.



1 DRAKE HOTEL EXPANSION | Additional 32 rooms added



2 1181 QUEEN ST WEST | 112 UNITS | 15 STOREYS



3 THE BRICKHOUSE | 28 UNITS | 6 STOREYS



4 X02 CONDOS | 404 UNITS | 19 STOREYS



5 KING-LIBERTY SMARTTRACK STATION



# Transit Connectivity



The Property is located directly on the 501 Queen streetcar line, North America's longest operating streetcar route. The 29 Dufferin & 63 Ossington bus routes are also steps away.

SmartTrack



A new SmartTrack Station, planned steps from the Property, is located on the Kitchener GO line between Union and Bloor GO stations. The station will feature an enclosed pedestrian bridge connecting the King West/Liberty Village neighbourhood to the West Queen West neighbourhood.

The Exhibition GO Station is located within walking distance to the Property, and is located on the Lakeshore West Line which connects Toronto to Hamilton.



Access to the Gardiner Expressway is a 7-minute drive away. This major arterial highway provides excellent access to the Greater Toronto Area's 400-series highway network.



# Offering Process

## DOCUMENT CONTENTS

This document is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This document does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This document is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The document provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

The information on which this document is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors make any representations, declarations or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and the Advisors expressly disclaim any and all liability for any errors or omissions in the document or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering or other advice as necessary.

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## OFFERING PROCESS

The Vendor will be reviewing offers on an as received basis. Based on information contained in this document and other information that may be made available upon request, interested parties are invited to submit a proposal that addresses the requirements outlined under "Submission Guidelines".

Submissions should be directed electronically to:

CBRE Limited, Brokerage  
145 King Street West, Suite 1100 Toronto  
Ontario, M5H 1J8

Attention: Alex Edmison/Jackson Turner

## SUBMISSION GUIDELINES

- Purchase price;
- Transaction Timelines (APS Negotiation, Due Diligence, Closing)
- Name of the ultimate beneficial Vendors of the purchaser; and
- Evidence of the purchaser's financial ability to complete the transaction, including the method of financing the transaction.

The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole and absolute discretion.

## SALE CONDITIONS

The Property and all fixtures included are to be purchased on an "as is, where is" basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be

warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between Vendor and purchaser.

## ADVISORS

The Advisors are acting solely as agents for the Vendor(s) and not as agents for the purchaser. All inquiries regarding the Property or any information contained in this document should be directed to CBRE Limited, Brokerage, as Advisors for the Vendor:

CBRE Limited, Brokerage  
Toronto Downtown Office  
145 King Street West  
Suite 1100  
Toronto, ON M5H 1J8

Arlin Markowitz\*  
Executive Vice President  
416 815 2374  
arlin.markowitz@cbre.com

Alex Edmison\*  
Senior Vice President  
416 874 7266  
alex.edmison@cbre.com

Jackson Turner\*\*  
Vice President  
416 815 2394  
jackson.turner@cbre.com

Teddy Taggart\*  
Associate Vice President  
416 847 3254  
teddy.taggart@cbre.com

\*Sales Representative

\*\*Broker

**CBRE**



## Advisory Team

Arlin Markowitz\*  
Executive Vice President  
416 815 2374  
arlin.markowitz@cbre.com

Alex Edmison\*  
Senior Vice President  
416 874 7266  
alex.edmison@cbre.com

Jackson Turner\*\*  
Vice President  
416 815 2394  
jackson.turner@cbre.com

Teddy Taggart\*  
Associate Vice President  
416 847 3254  
teddy.taggart@cbre.com

\*Sales Representative

\*\*Broker

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