

SEVEN EIGHTY SEVEN

QUEEN WEST

West Queen West Retail & Residential Building *For Sale*

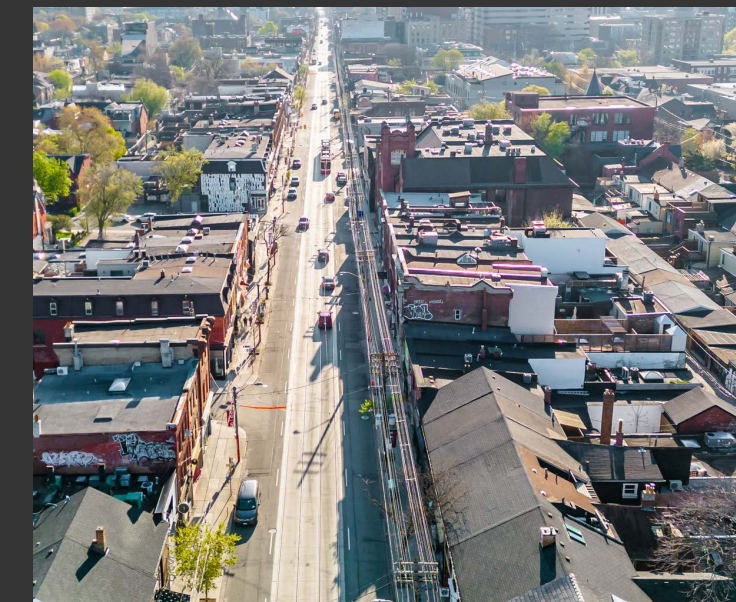


CBRE

The Offering

CBRE Limited (the "Advisors") are pleased to offer for sale 787 Queen Street West, Toronto (the "Property" or the "Site"), an unparalleled real estate opportunity in the heart of West Queen West in downtown Toronto.

787 Queen Street West offers the opportunity to acquire a beautiful three-storey retail/residential building along the best stretch of West Queen West. The retail space comprises 2,532 sq. ft. on the ground, lower and mezzanine levels, and the residential comprises 1,631 sq. ft. on the second and third levels. The residential unit is currently occupied with below-market rents and the retail is offered vacant, perfect for an investor or end-user.



Property Details

Address: 787 Queen Street West
Size: Lower: 589 sq. ft.
Ground: 1,672 sq. ft.
Mezzanine: 271 sq. ft.
Second: 816 sq. ft.
Third: 815 sq. ft.
Total: 4,163 sq. ft.

Property Taxes: \$19,489.12 (2023)

Frontage: 16.62 ft.

Depth: 98.01 ft.

Site Area: 1,647 sq. ft.

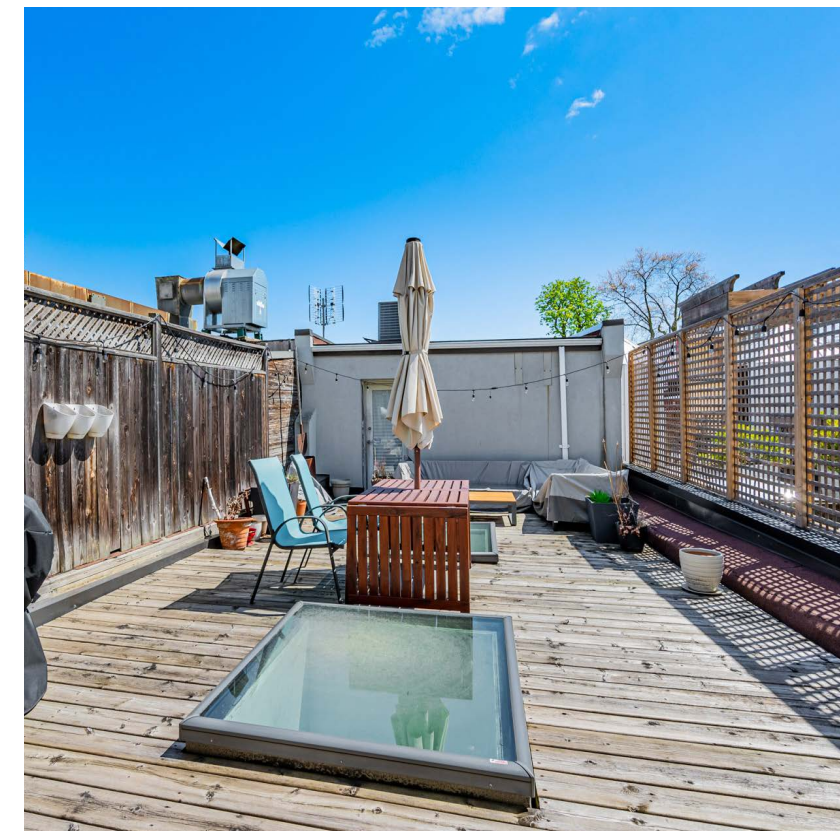
- Prime West Queen West building featuring one vacant retail unit on the ground level and one 3-bedroom residential unit on the second and third levels
- Residential apartment rent is significantly below market
- Perfect for an investor or end-user
- Large second floor patio
- West Queen West location, steps to Trinity Bellwoods Park
- Neighbouring retailers include Anthropologie, Frank and Oak, Bailey Nelson, Terroni, Warby Parker, Jimmy's Coffee and Dutil Denim

Price: \$2,995,000

Offers Reviewed on an As-Received Basis

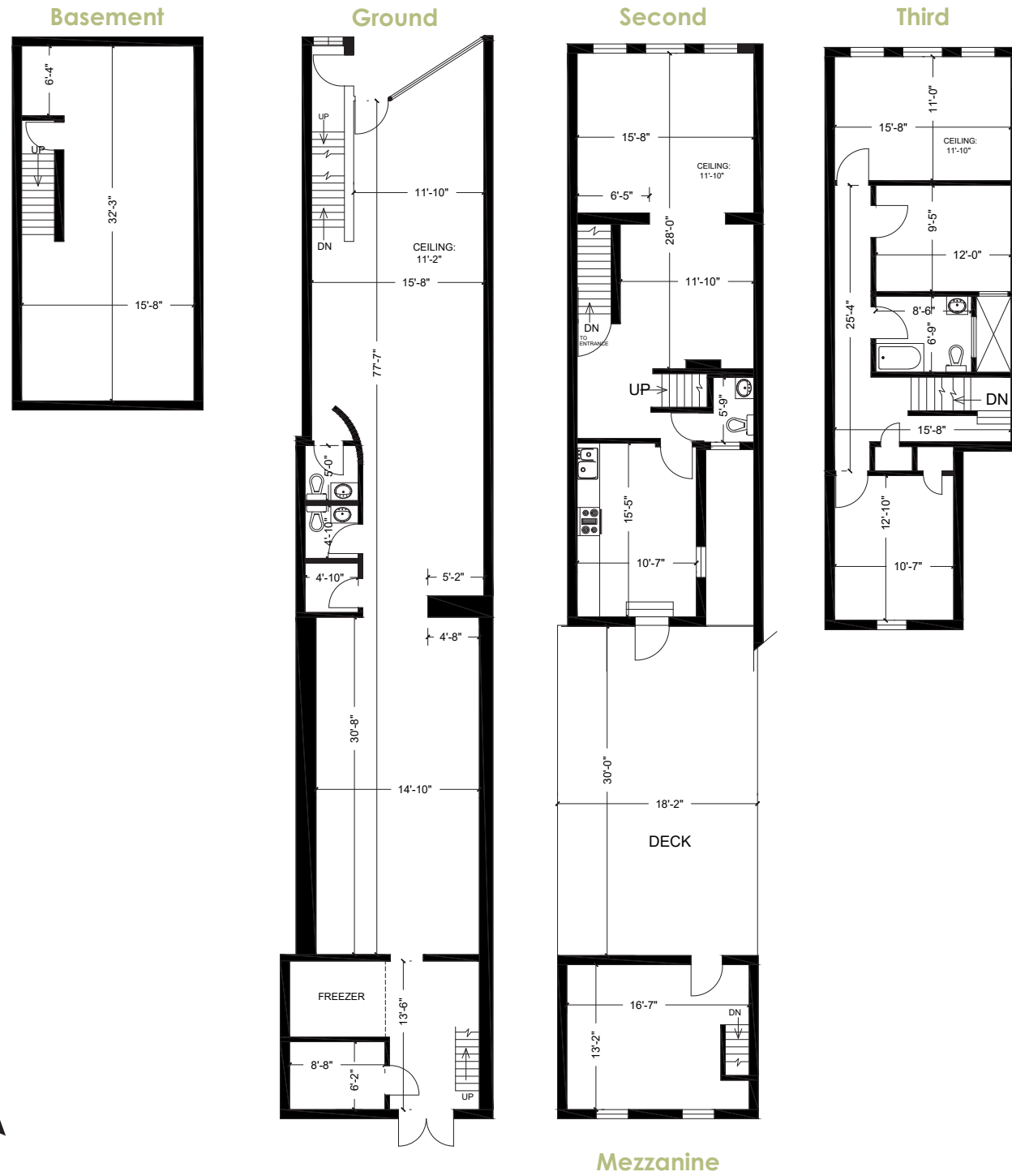
*CBRE does not guarantee the full accuracy of this information, and users are encouraged to undertake their own review

 **Click for Video**



Floor Plans

Queen Street West

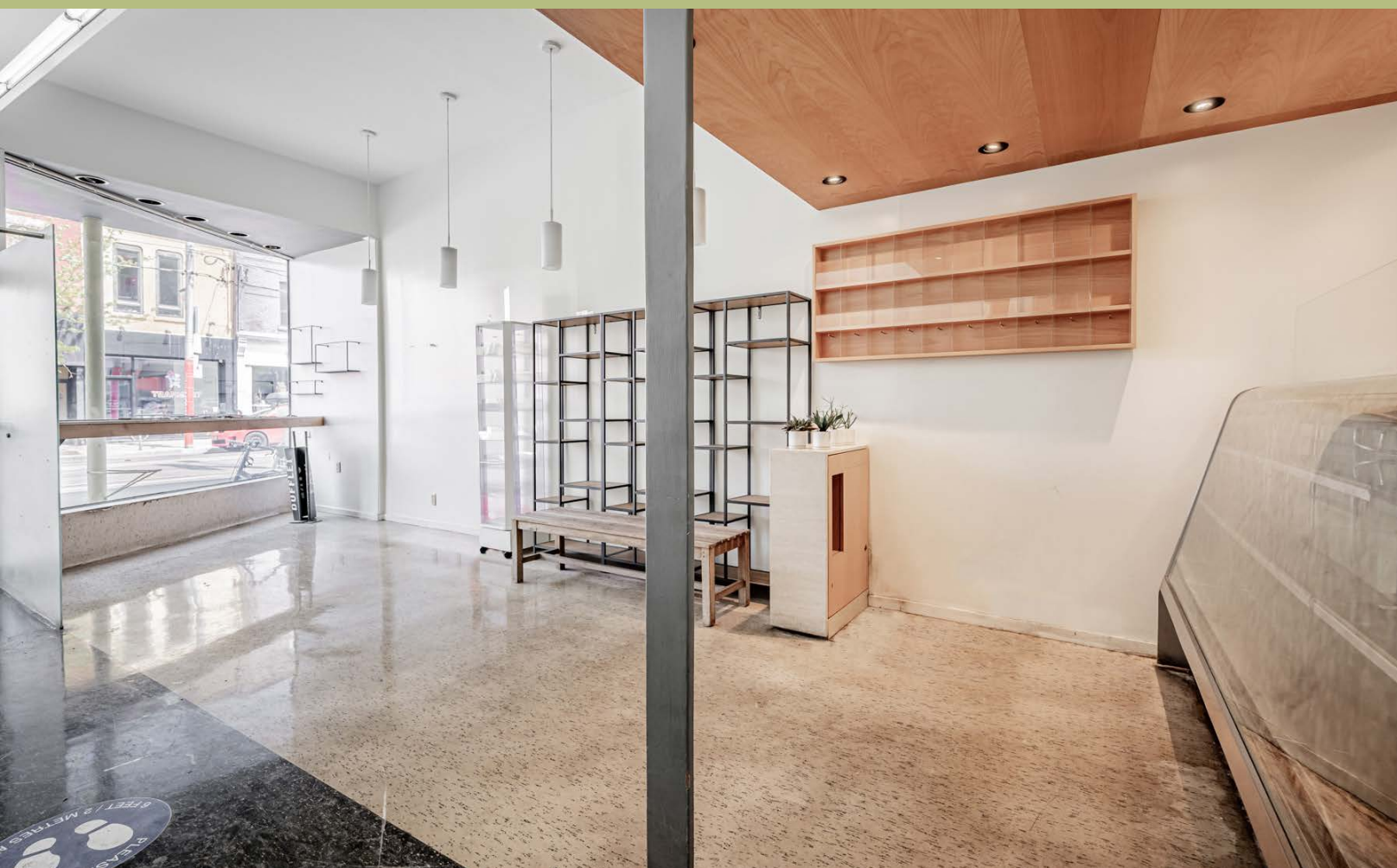




GROUND FLOOR



GROUND FLOOR

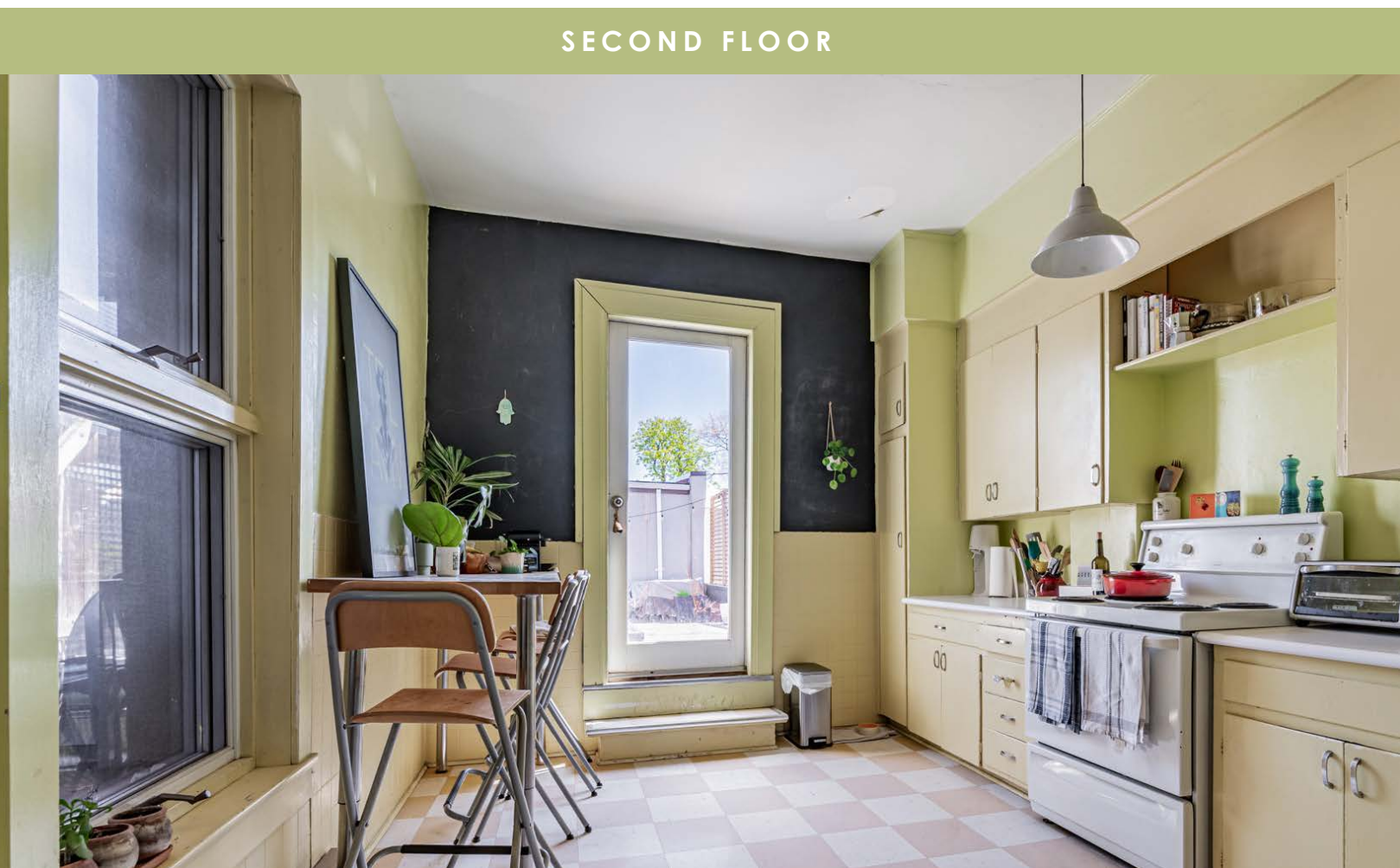




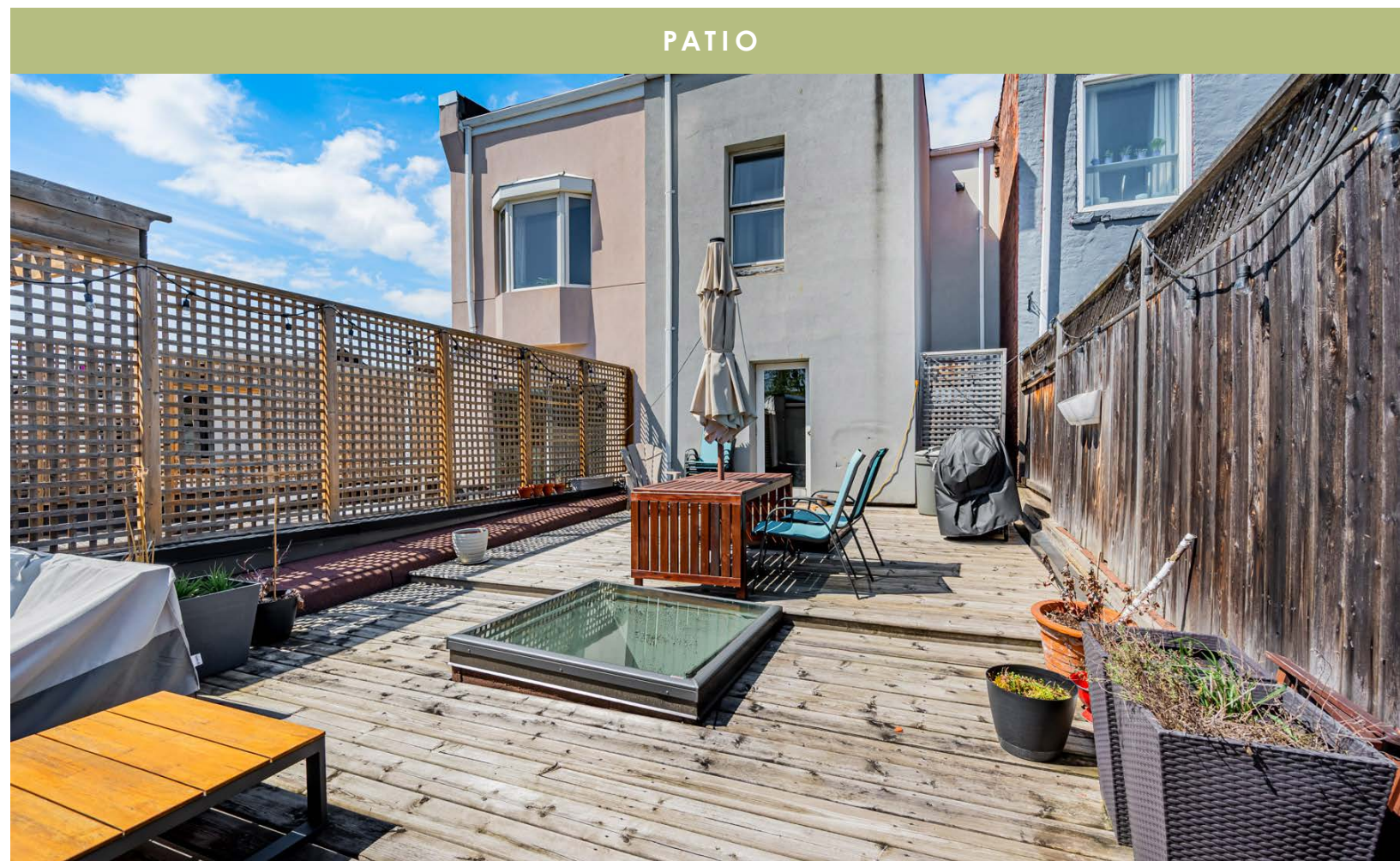
SECOND FLOOR



THIRD FLOOR



SECOND FLOOR



PATIO

The Location

787 Queen Street West is located in the heart of West Queen West, a highly desirable neighbourhood in Toronto's downtown west. This neighbourhood is known as Toronto's creative heart and is home to hundreds of restaurants, bars and independent fashion retailers and boutique hotels. Popular neighbourhood retailers and restaurants include Terroni, Matty's Patty's, Warby Parker, Frank and Oak, Anthropologie, John Fluevog Shoes, Giant Bikes, Heel Boy, Australian Boot Company and many more.

Steps from the Property is Trinity Bellwoods Park, Toronto's largest park in the downtown core. The park is a huge draw to the area, especially in the summer months, where people flock to the park to picnic, play sports or walk their dogs.

The Property is serviced by the 501 Queen streetcar, North America's longest streetcar route, which stretches west to east from Long Brand Loop all the way to Neville Park Loop.

 [Click for Video](#)



West Queen West - Neighbouring Tenants

Trinity Bellwoods Park

Parkview Arms

Stratchen Avenue

Queen West Animal Hospital
Park & Province
Matty's Patty's
The Library Speciality Coffee
White Squirrel Coffee Shop
Layover
Hooky's Fish & Chips
The Paper Place
Type Books
Deciem
Noce







Walnut Avenue

Smoque & Bones
Timmie Doggie Outfitters
Helmutts
Hugs and Sarcasm
Bahnmito Viet Street Food
Loaded Perogi

Niagara Street

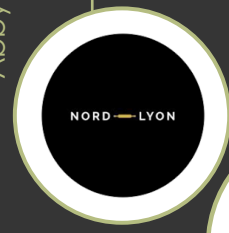
Chive
iHalo Krunch
Blitz Facial Bar
Flashback
Tatsu Sushi
Rock n' Karma
787 Queen Street West
Nana
Wine Rack
Banu
Heel Boy
Anthropologie
Zane
The Dogs Bollocks
The Ten Spot
Bar'kada
Jimmy's Coffee
Frank & Oak
Tecomseth Street


Bairre Belle
Bloomers on Queen
Queen Street Laundry
Fashionably Yours
Odds & Ends
Tibet Arts
Fuzz Waxbar
Top Ten Beauty

Queen Street Dental Clinic

Cash Money
Men-i-cure
Flow Tattoo
The Kettle
Abby's Convenience
Wonton Hut
Nord Lyon
Hone Fitness
Tacorrito
Pizza Pizza



Value Village Boutique
CB2

Nadege Patisserie

Bellwoods Avenue



The Roasted Nut
Cutler and Gross
Kotn

Coal Miners Daughter
Greenhouse Juice

Claremont Street

BAILEY NELSON

Bailey Nelson

Terroni
Sud Forno
Cumbrae's

Manning Avenue



Dutil Demin
The Latest Scoop
Filson

Australian Boot Company
John Fluevog Shoes

Euclid Avenue

WARBY PARKER

Warby Parker
Bite Beauty
Romni Wools
Sweetie Pie
Sensitiva

Palmerston Avenue



A&W
Giant Toronto
Misoya Ramen
6 Mushrooms

Urban Thai

6ix Pizzas

Lazy Goose

Durumi

Neat

Aria Sushi

Pizzaiolio

Jacob & Sebastian

Queen West Barber Shop

Markham Street



Fresh 1 Market

Urban Barn

Lofi Wok

HCD Furniture Toronto

Super Queen's Market

Freisaca Bar



Bathurst Street

Bangkok Queen Thai Food
Eat BKK
Smokes Poutine



Contact

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**
Senior 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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