



**RETAIL BUILDING FOR SALE**  
ON THE PRIME STRETCH OF QUEEN STREET WEST



**CBRE**



385  
queen west



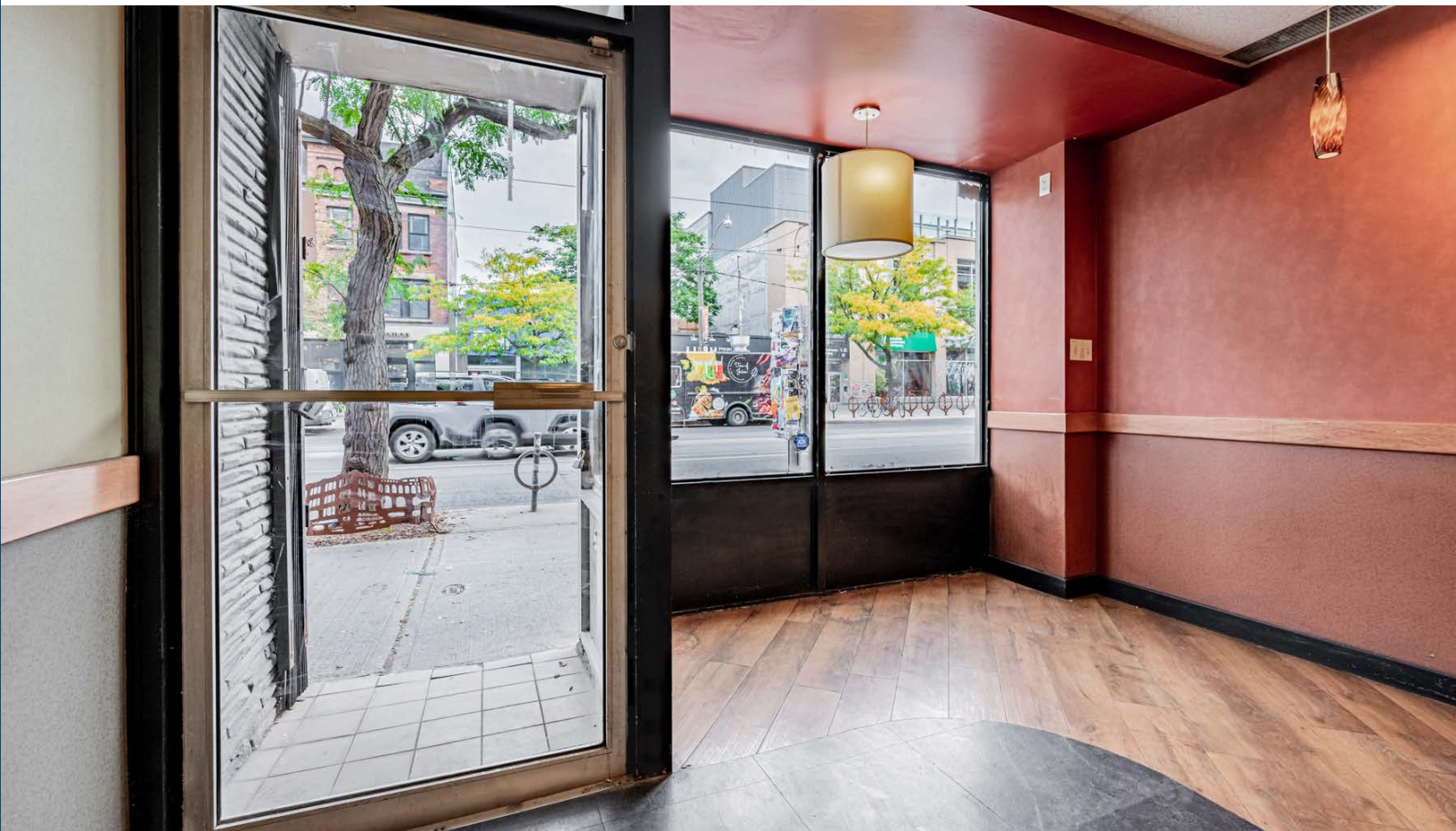




Property Details

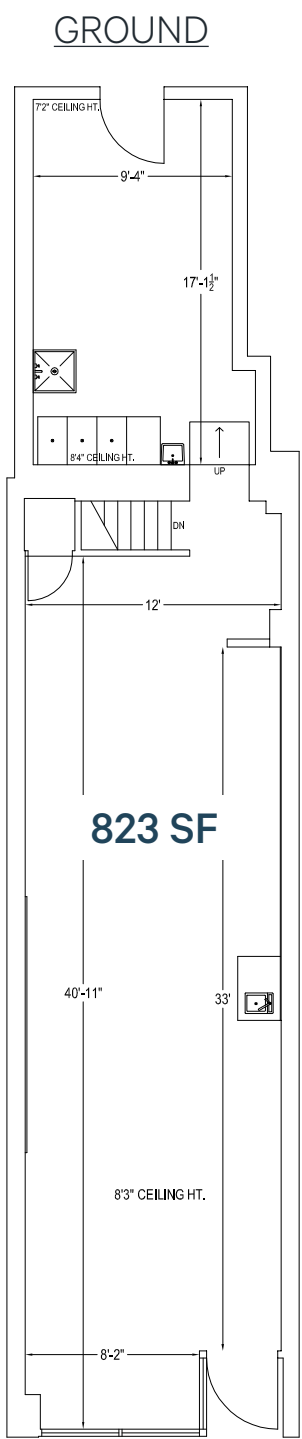
Address	385 Queen Street West, Toronto		
Size	Ground:	823 sq. ft.	
	Basement:	615 sq. ft.	
	Total Area:	1,438 sq. ft.	
Asking Price:	\$2,900,000		
Property Taxes:	\$35,896.41 (2022)		
Available:	Immediately		

- Rare opportunity to own a right-sized retail building on the prime stretch of Queen Street West
- Parking available behind building
- Features one ground floor retail unit and full basement
- Exceptional location on Queen West, with neighbouring tenants including Reigning Champ, Adidas, Club Monaco, Chick-fil-A, MEC, Aritzia and many more
- Located directly on the Queen streetcar line, steps from the Spadina streetcar and seconds away from the future Queen-Spadina subway station (Part of the forthcoming Ontario Line)

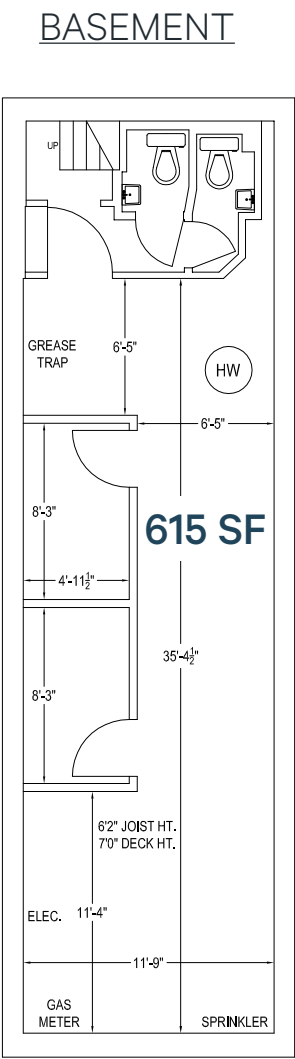




# Floor Plans



Queen West











## The Location

### Queen Street West

**385 Queen Street West is located in the heart of one of Canada's most prominent retail hubs, Queen Street West.**

Queen West is known for its mix of trendy fashion boutiques and premium international brands including Reigning Champ, Club Monaco, Aritzia, Zara, Lululemon, MAC, Fjällräven and many more.

Queen West's central location in Downtown Toronto, along with the significant residential/employment growth in the immediate area, allows the node to continue its ability to attract premium retail brands, restaurants and bars creating significant pedestrian traffic seven days week.



# TRANSIT CONNECTIVITY AND ACCESS



Artists' rendering of future Queen-Spadina Station.

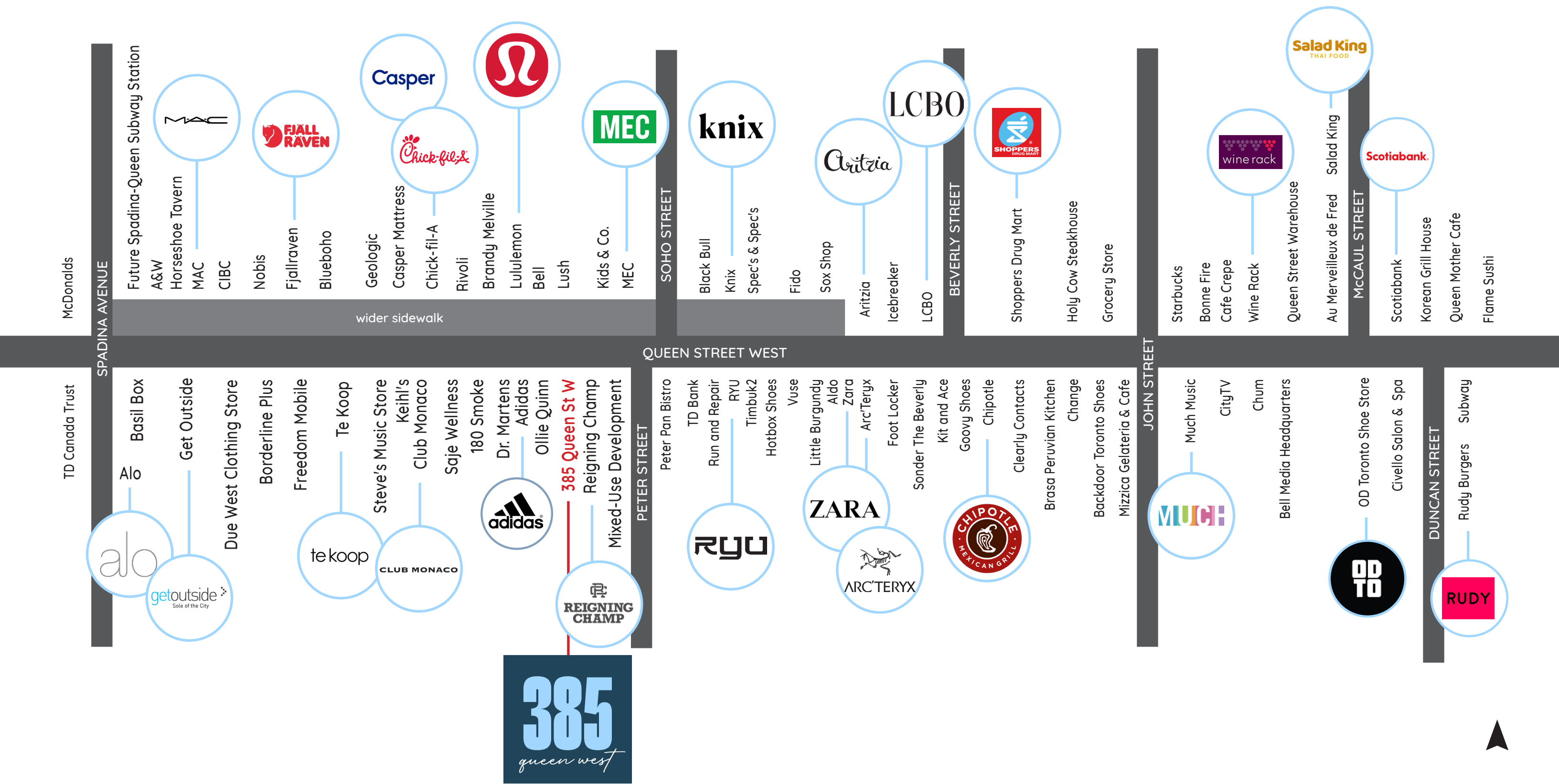


**385 Queen Street West boasts exceptional connectivity. It is seamlessly connected to the city's current extensive transit network and is also ideally positioned to capitalize on Toronto's future Ontario Line.**

Nestled just steps from the forthcoming Queen-Spadina station on the future Ontario Line, this prime location takes advantage of the 15.6 km subway line which will span from Exhibition Place through the heart of downtown Toronto, extending northward to Eglinton at the Toronto Science Centre. This new line will directly connect 385 Queen to Toronto's current subway system as well as numerous GO stations, various streetcar lines and bus lines and the Eglinton Crosstown LRT.

Furthermore, the Property's accessibility is already remarkable with a short walk to the existing Osgoode subway station on the Yonge-University Line, direct adjacency to the 501 Queen streetcar line, and mere seconds from the 510 Spadina line.

# Neighbouring Tenants





# Neighbouring Developments

## Within 0.5 KM

There are currently 10 developments under construction within a .05 km radius of 385 Queen Street West, that will provide ~5,917 new residential units within the next few years. There are 33 developments in the pre-construction phase that will create an additional ~7,264 units in the years to come.

- UNDER CONSTRUCTION  
5,917 NEW RESIDENTIAL UNITS
- PRE-CONSTRUCTION  
6,850 NEW RESIDENTIAL UNITS
1. QCR West Phase 2

2. Peter and Adelaide

3. Central Condos

4. Theatre District

5. 400 King Street West

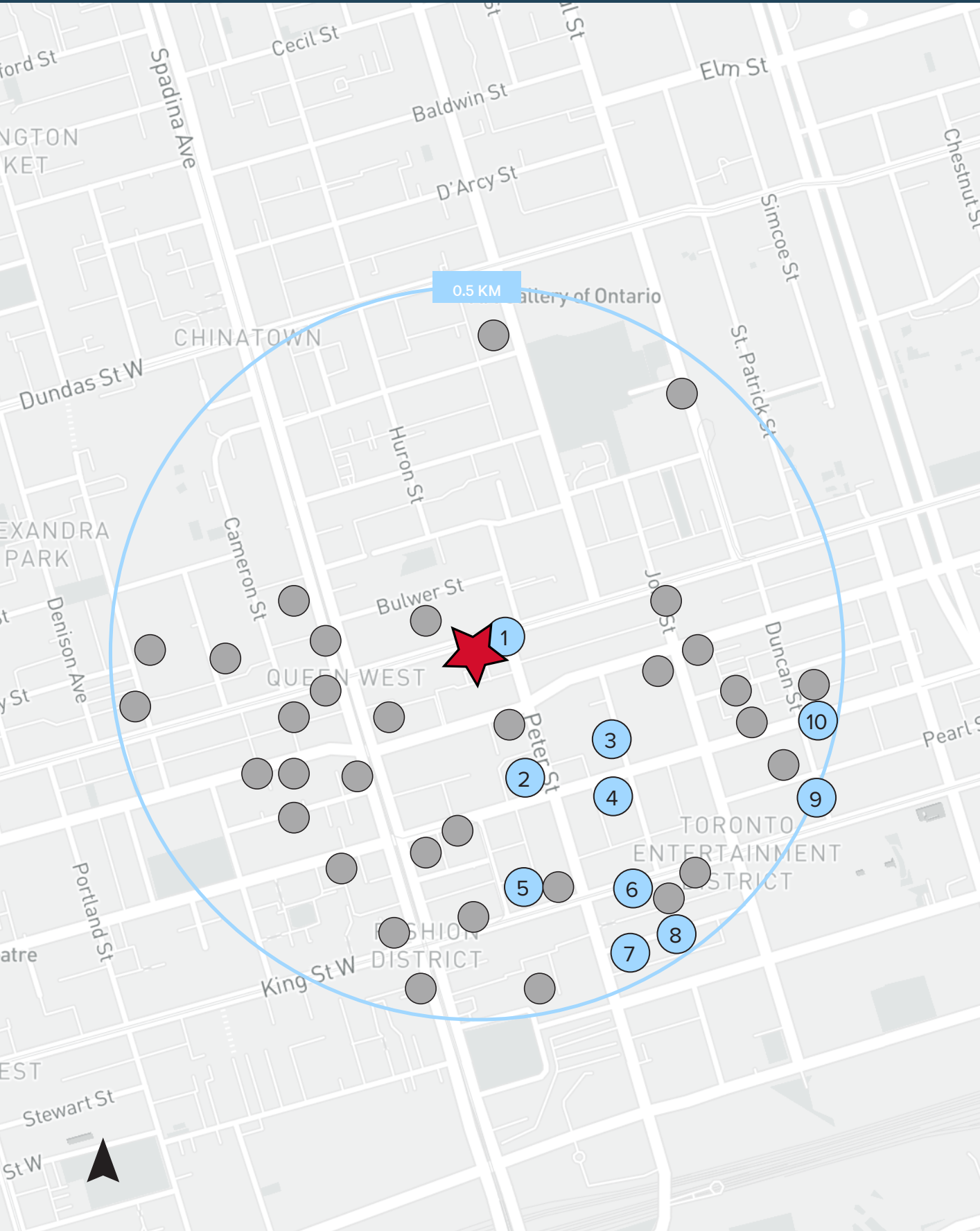
6. Maverick

7. 55 Mercer

8. Nobu Hotel & Residences

9. Forma

10. 19 Duncan







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