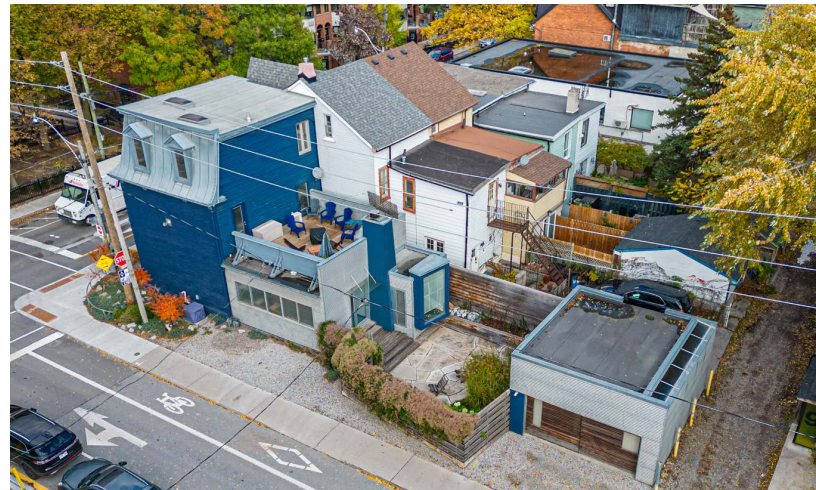
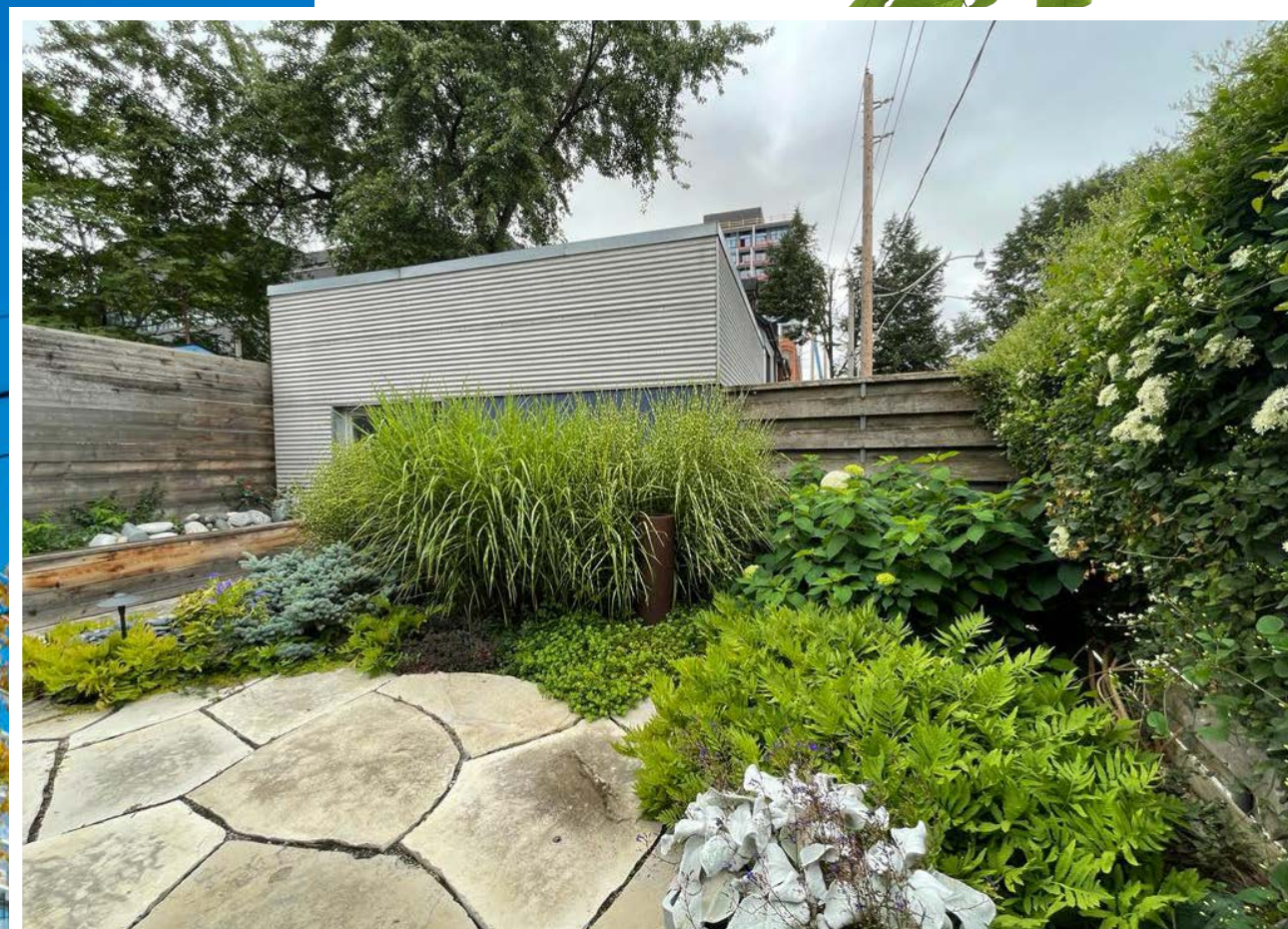


Six Twenty Three Wellington

INCREDIBLE MIXED-USE DUPLEX FOR SALE IN TORONTO'S KING WEST NEIGHBOURHOOD



CBRE urban retail team



**A true *oasis*
in the heart
of downtown
Toronto**

Live, work, play

endless opportunities



Duplex
2,016 sq. ft.
(+ basement)



Private Garden
and second level deck



Studio/Garage
436 sq. ft.



Six Twenty Three Wellington

The Offering

CBRE Limited is pleased to offer for sale 623 Wellington Street West (“the Property” or the “Site”). This iconic duplex has been meticulously maintained and features two vacant units, a detached studio/garage plus a 2nd floor deck and private garden offering unparalleled outdoor green space.

The location is unbeatable, at the corner of Wellington and Tecumseth in the heart of the King West neighbourhood in downtown Toronto. It is steps to some of Toronto’s best restaurants, grocery stores, theatres, parks, the waterfront and many other urban amenities. It has easy access to Billy Bishop Airport, Union Station, highway on-ramps and the future King-Bathurst subway station currently under construction.



Property Details

Address: 623 Wellington Street West, Toronto

Legal Description: PT LT 25 SEC L PL MILITARY RESERVE
TORONTO AS IN CA541790; S/T CA541790;
CITY OF TORONTO

Duplex Size: Lower Level: 489 sq. ft. (unfinished)
Ground Level: 1,019 sq. ft.
Second Level: 498 sq. ft.
Third Level: 489 sq. ft.

Garage/Studio Size: 436 sq. ft.

Lot Size: Frontage: 24 ft.
Depth: 103.5 ft.

Parking: 2 car garage + 1 legal boulevard space

Zoning: R3 Z1.5

Property Taxes: \$7,448.94 (2024)



Price

\$2,175,000.000

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

Property Highlights



- » Features 2 spacious units (One unit on the main level, and the second unit on the second and third levels)
- » Both units are vacant allowing the new owner to customize, move in and/or rent the space out as is
- » Corner store entrance on Wellington Street



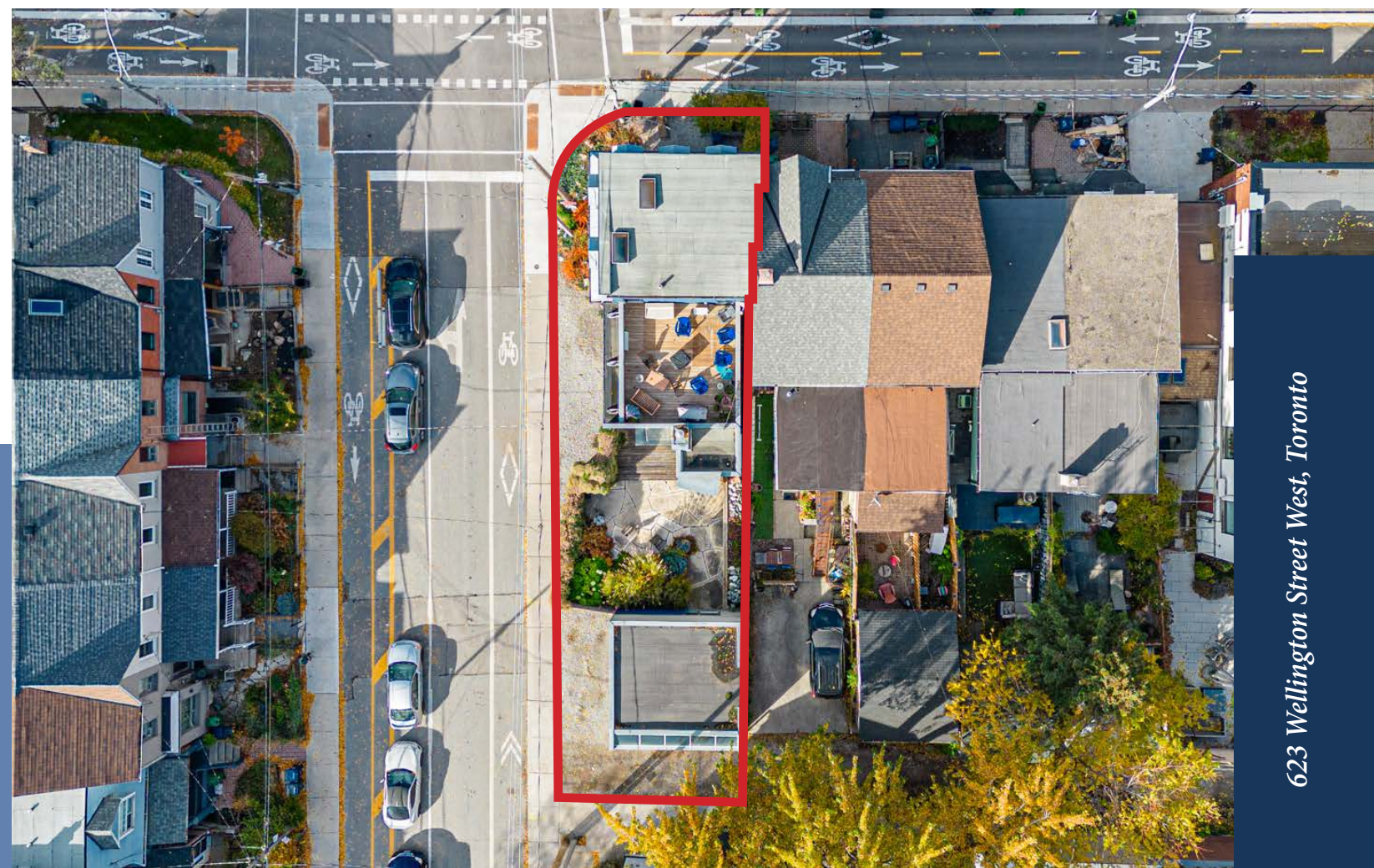
- » The detached garage, previously used as a studio can serve as a workspace or fit 2 cars
- » The space has water and heat and features an 18 ft. skylight



- » A huge second level deck and large beautifully landscaped garden provide unparalleled outdoor space



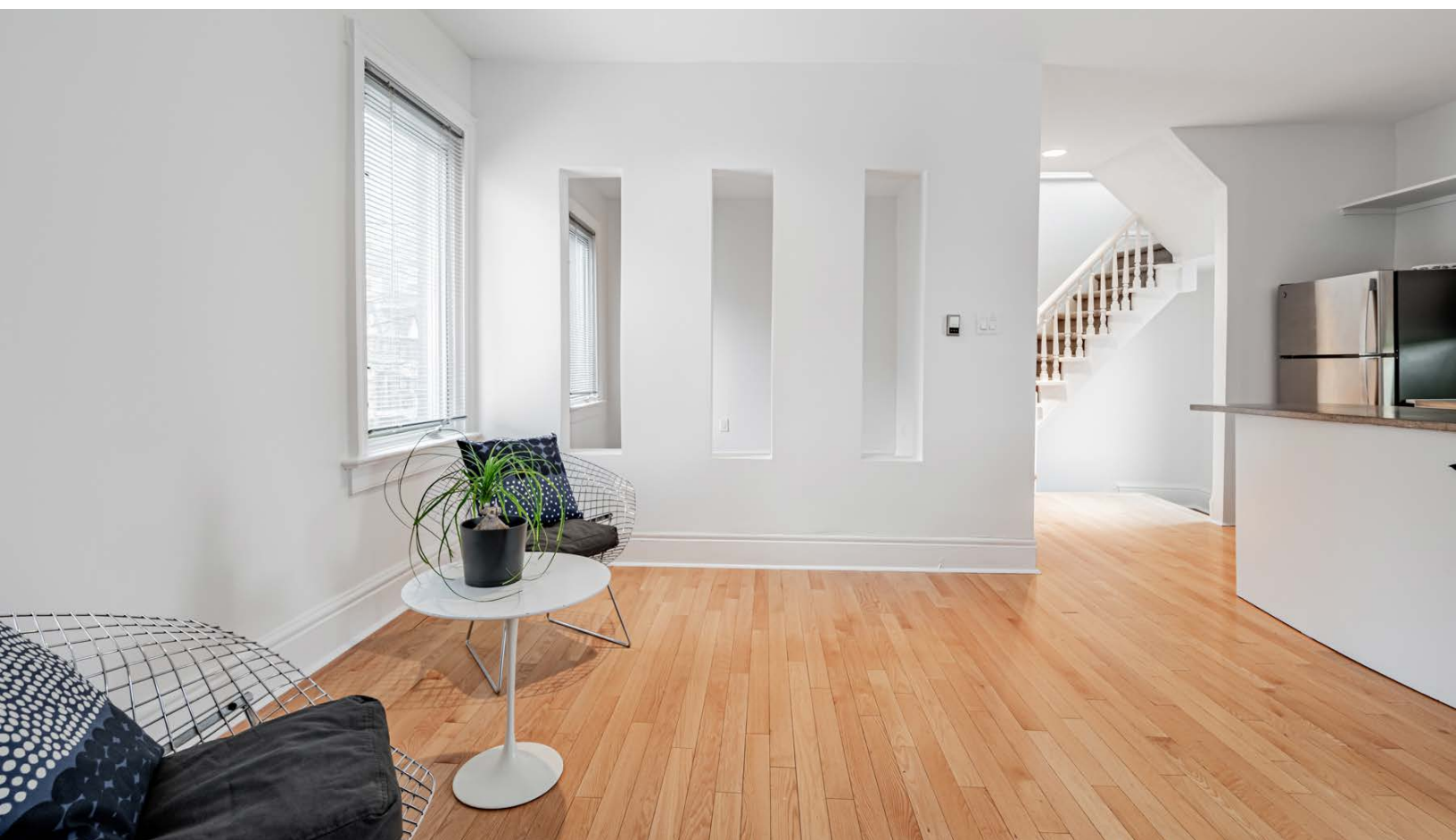
- » Incredible downtown Toronto location, steps from the restaurants/bars of King Street West, theatres, parks, public transit, urban amenities, the waterfront and Billy Bishop Airport
- » Bi-directional bike path at front door



Ground Level



Second & Third Levels



Detached Garage/Studio Space



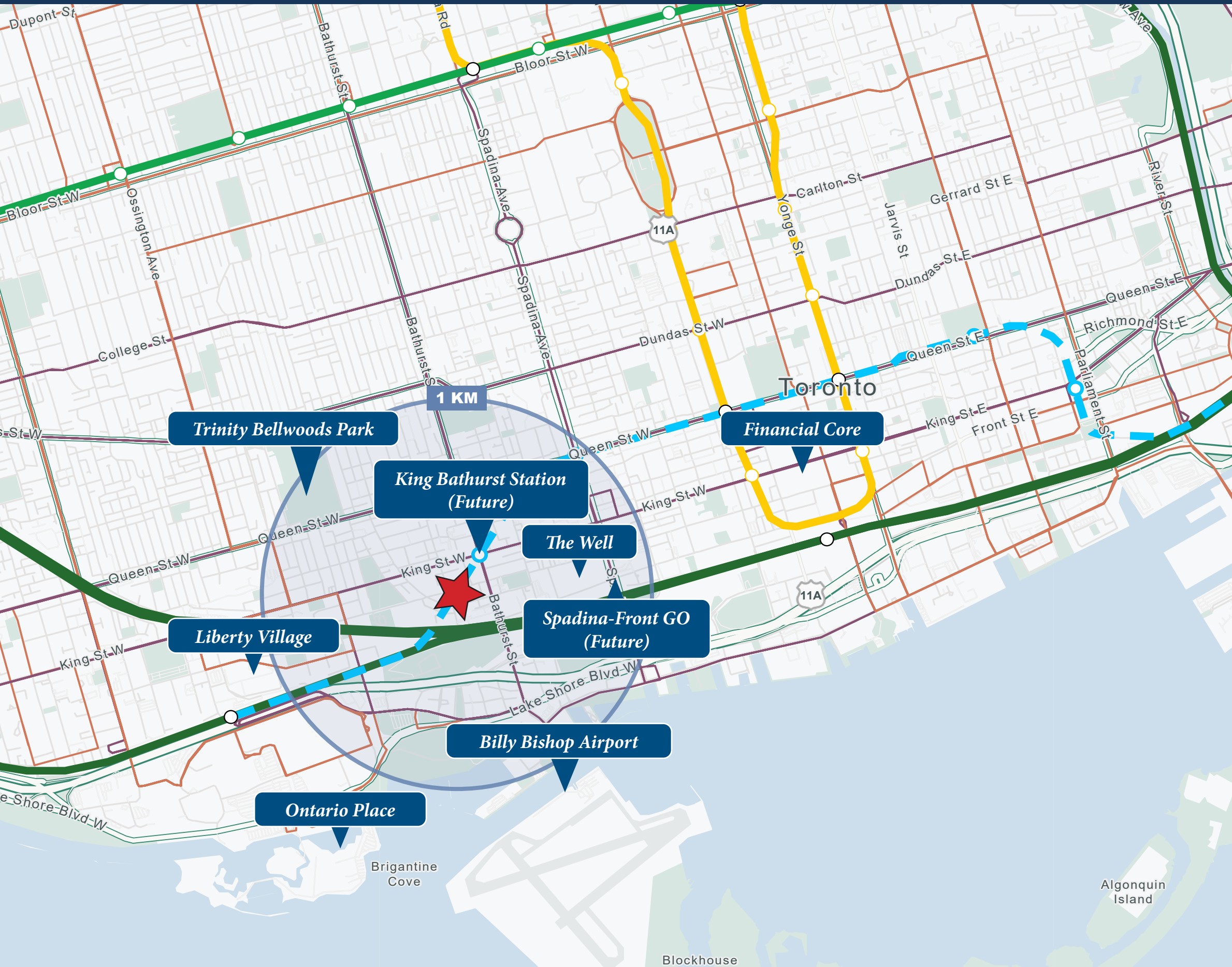
Unbeatable Location

623 Wellington Street West is located in the heart of King West Neighbourhood, Toronto's most dynamic retail environment, known for the city's largest concentration of restaurants, theatres and nightlife.

The surge in high-rise residential condominium developments has fueled demand for various retail formats, resulting in a fiercely competitive leasing landscape across downtown west. The area surrounding The Property is among the most active leasing markets in Canada, experiencing unprecedented rental rate growth and demand from domestic and international retail and office tenants.



Location Map



MAP LEGEND

- Subway and GO Routes
 - █ Bloor-Danforth
 - █ GO
 - █ Yonge-University-Spadina
 - █ Ontario Line
- TTC Bus and Streetcar Routes
 - █ Bus
 - █ Tram, Streetcar, Light rail
- ★ 623 Wellington St W

TRANSIT CONNECTIVITY

623 Wellington 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.

Located less than a five minute walk away from the forthcoming King-Bathurst 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 623 Wellington to Toronto's current subway system as well as numerous GO stations, various streetcar lines, bus lines and the Eglinton Crosstown LRT.

Furthermore, the Property's accessibility is already remarkable as its only steps from the 504 King and 511 Bathurst streetcar routes. Access to the Gardiner Expressway and Lake Shore Boulevard is a 5-minute drive away, providing excellent access to the Greater Toronto Area's 400-series highway network.





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CBRE urban retail team

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