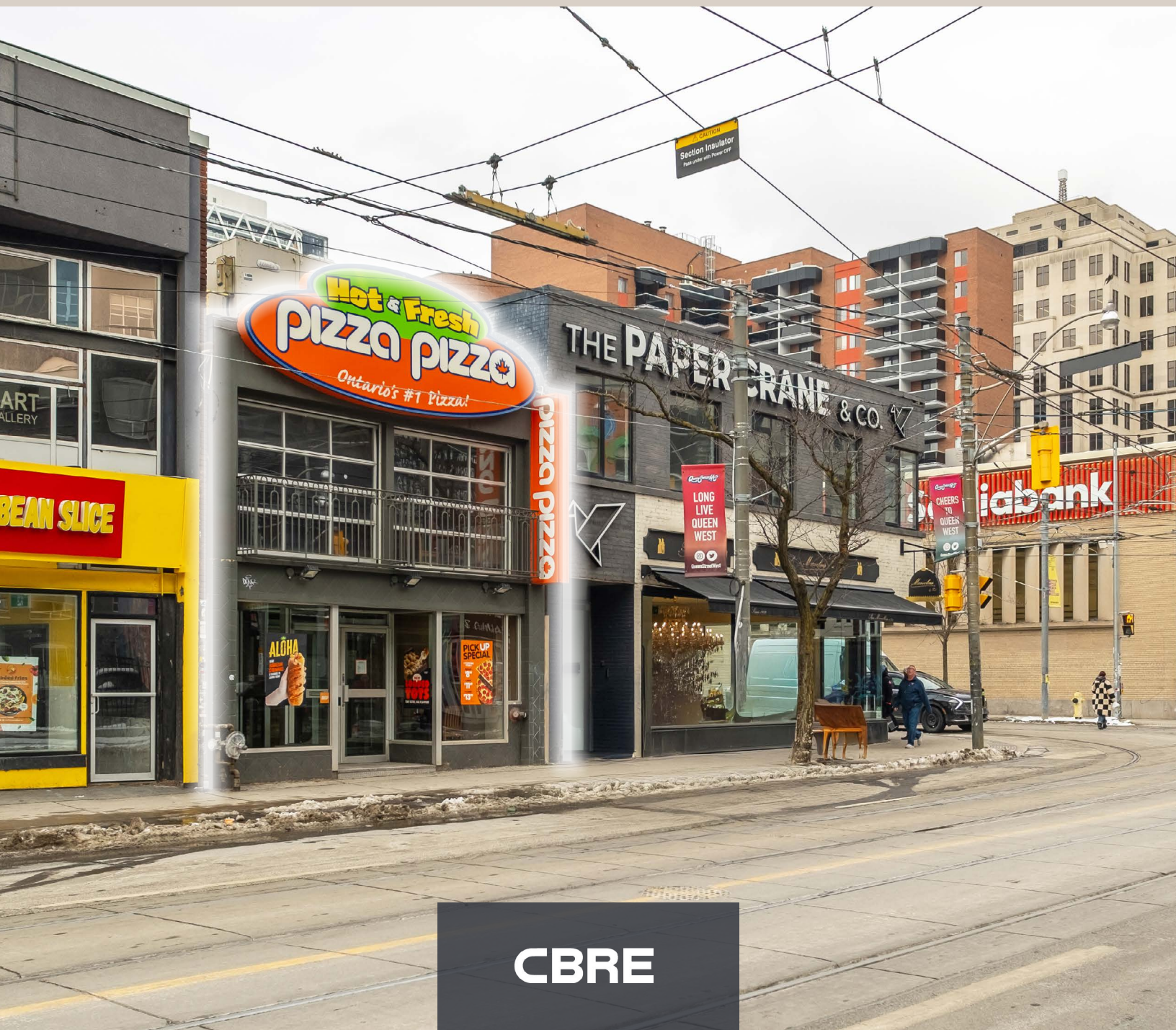


228

QUEEN STREET WEST

PRIME RETAIL SPACE FOR LEASE



CBRE

QUEEN STREET WEST 228

PROPERTY HIGHLIGHTS

The property is ideally situated on the north side of Queen Street West, between McCaul Street and St. Patrick Square, in the heart of one of Canada’s busiest retail corridors.

Located in the historic Queen West neighborhood, this high-profile corner enjoys substantial daily foot and vehicle traffic.

The surrounding area boasts a mix of national and independent retailers, including Starbucks, Subway, Scotia bank, Chipotle, and Chick-fil-A.

GROUND FLOOR

1,684 Sq. Ft.

NET RENT

Contact listing agent

SECOND FLOOR MEZZANINE

1,467 Sq. Ft.

ESTIMATED TMI

\$29.00 Per Sq. Ft.

BASEMENT

1,404 Sq. Ft.

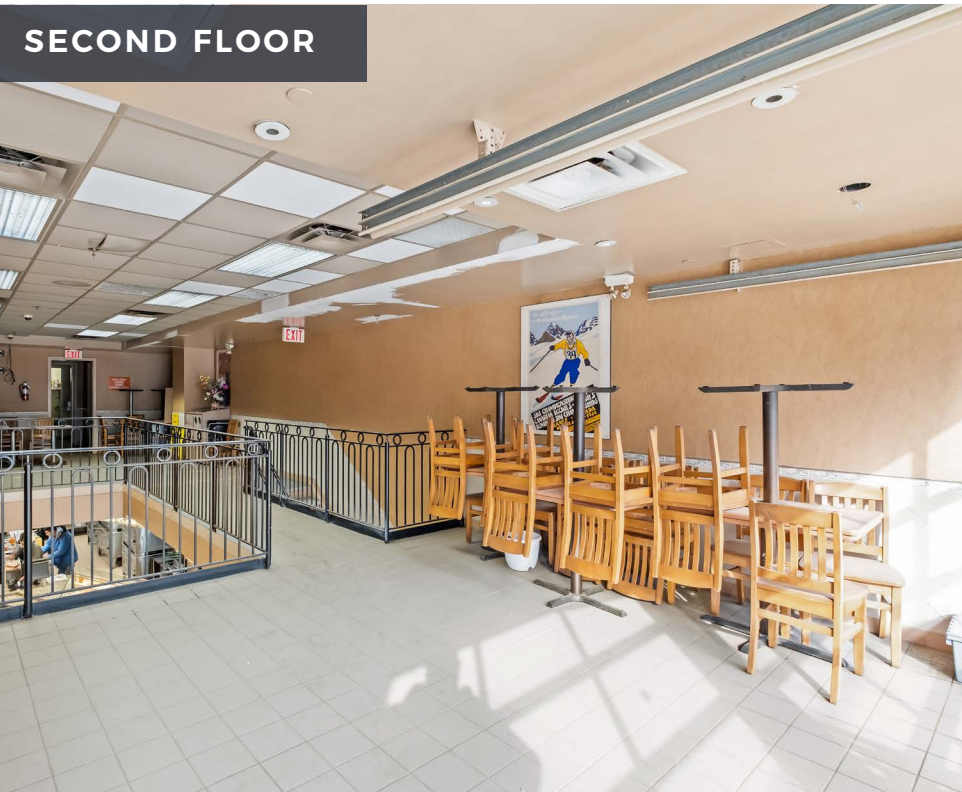
PARKING

3 Spots at rear

POSSESSION

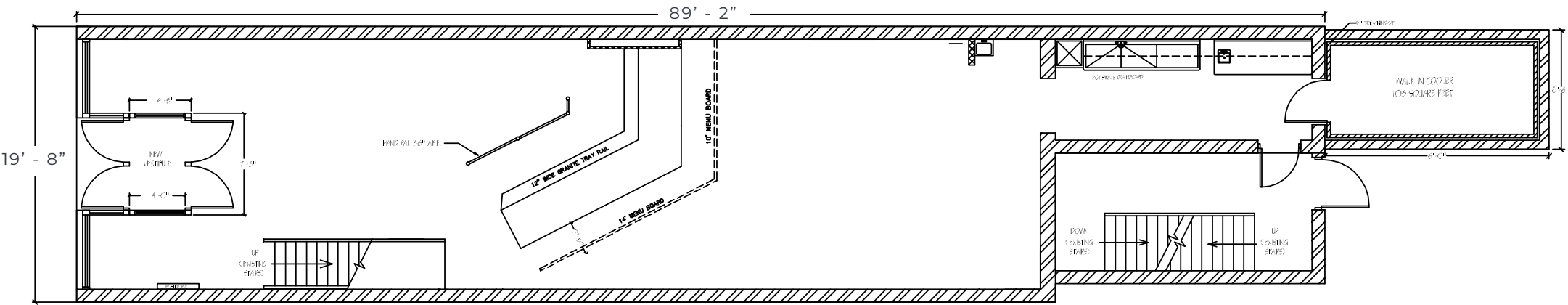
August 2025



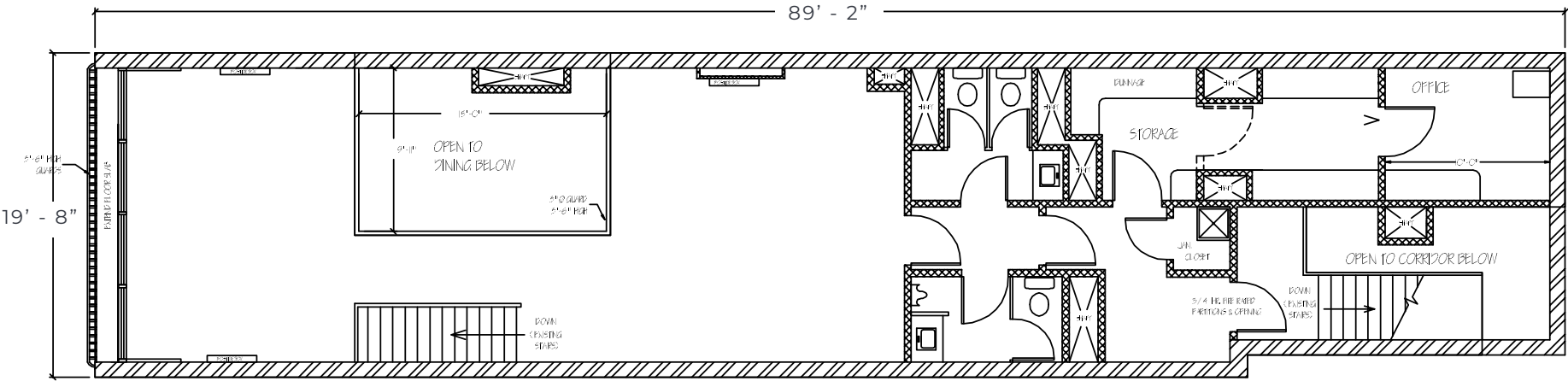


FLOOR PLANS

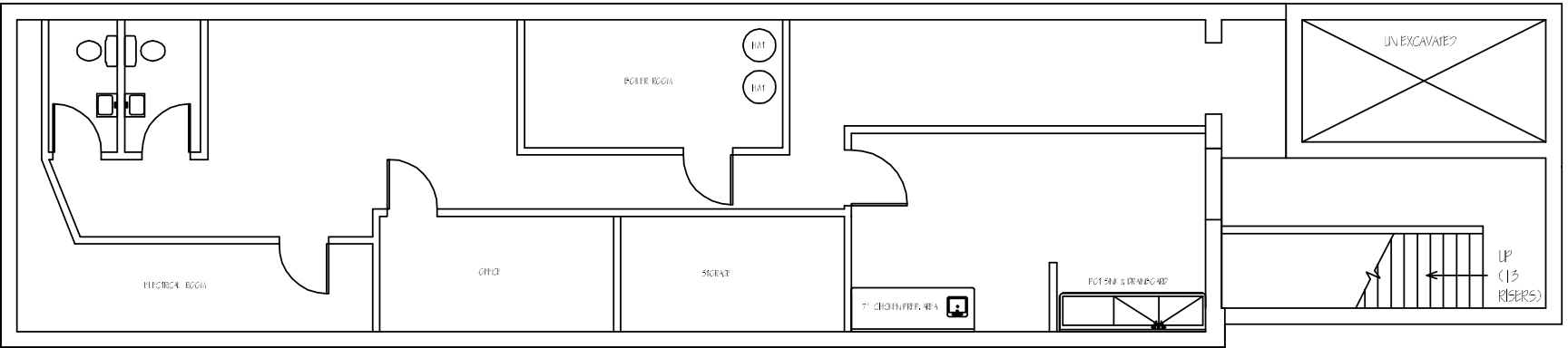
GROUND FLOOR
1,684 Sq. Ft. + 103 Sq. Ft.
walk in cooler



SECOND FLOOR
1,467 Sq. Ft.



BASEMENT
1,404 Sq. Ft.



Approximate sizes and layout, not to scale



URBAN RETREAT IN THE VIBRANT QUEEN STREET WEST NEIGHBORHOOD

228 Queen Street West is nestled in the heart of one of Canada’s most prominent retail hubs, Queen Street West.

Queen West’s prime location in Downtown Toronto, combined with notable residential and employment growth nearby, enables the area to consistently draw premium retail brands, restaurants, and bars, resulting in substantial pedestrian traffic throughout the week.



2024 DEMOGRAPHIC SNAPSHOT - 1KM RADIUM



59,304
TOTAL
POPULATION



25.7%
TOTAL
POPULATION INCREASE
2024 - 2029



\$126,115
TOTAL
HOUSEHOLD INCOME



95%
WALK
SCORE

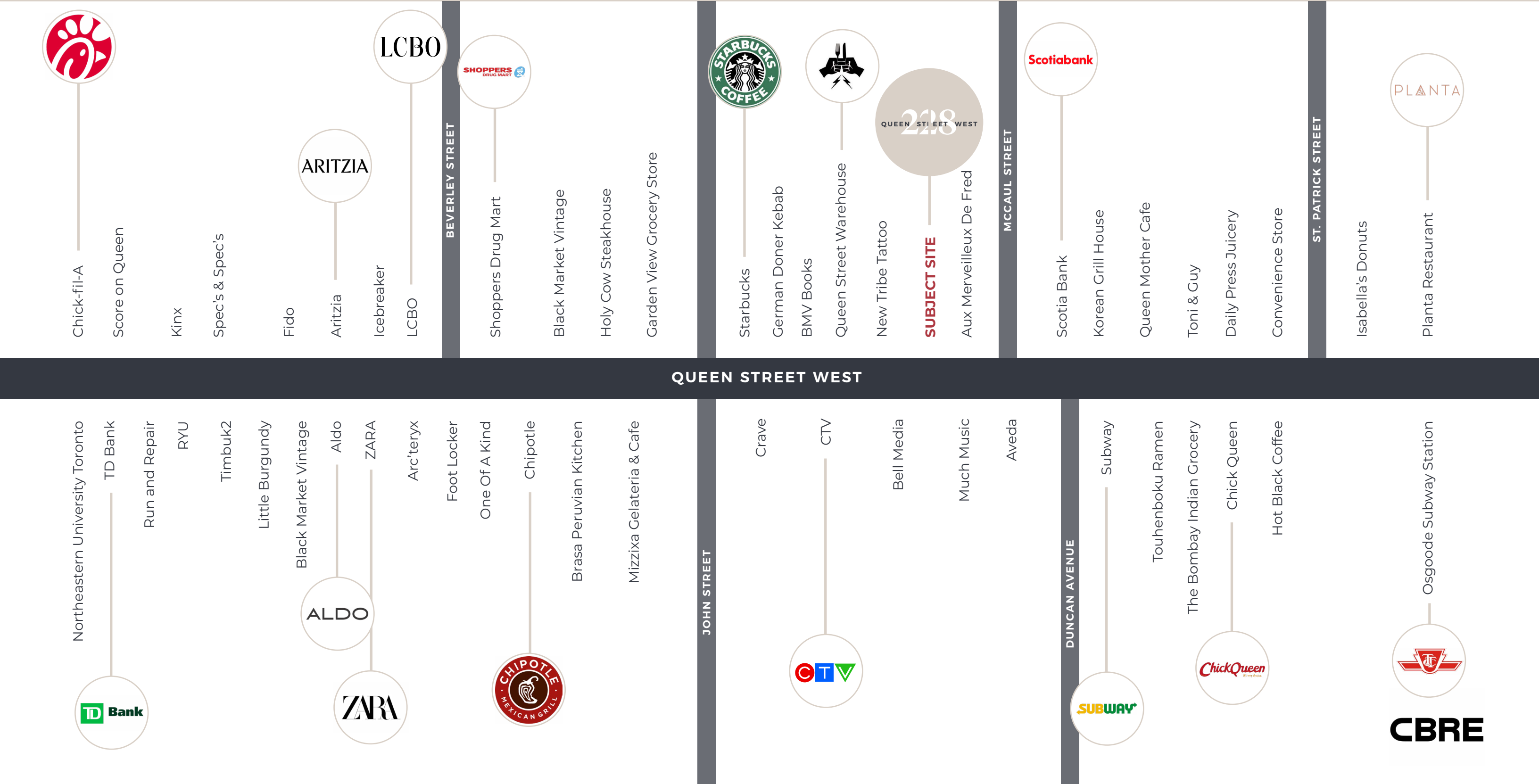


100%
TRANSIT
SCORE



70.0%
LABOUR FORCE
PARTICIPATION

LOCATION & AMENITIES



ZONING & PERMITTED USES



CITY OF TORONTO | ZONING BY-LAW (CR - EXCEPTION 2387) USES PERMITTED BUT NOT LIMITED TO:

USES WITHOUT CONDITION:

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre

USES WITH CONDITION:

- Amusement Arcade (23, 47)
- Cabaret (1)
- Club (1)
- Cogeneration Energy (56)
- Custom Workshop (16)
- Day Nursery (27)
- Drive Through Facility (37)
- Eating Establishment (1,33)
- Entertainment Place of Assembly (1, 46)
- Funeral Home (24)
- Hotel (4)
- Laboratory (15)
- Nightclub (2)
- Outdoor Patio (21)
- Outdoor Sales or Display (20)
- Place of Assembly (1, 29)
- Place of Worship (40)
- Private School (28)
- Public Parking (7,8,9,10,11)
- Public School (28)
- Public Utility (54,57)
- Recreation Use (1, 46)
- Renewable Energy (56)
- Retail Service (17)
- Retail Store (5)
- Service Shop (6)
- Sports Place of Assembly (46)
- Take-out Eating Establishment (1)
- Transportation Use (55)
- Vehicle Dealership(26)
- Vehicle Fuel Station(13,38)
- Vehicle Service Shop (13,39)
- Vehicle Washing Establishment (25)

CLICK TO VIEW
CR - 2387
ZONING BY LAW

CLICK TO VIEW
CITY OF TORONTO
ZONING DEFINITIONS

FOR MORE INFORMATION, PLEASE CONTACT:

Nicholas Regan*

Senior Sales Associate
416 801 1658
nicholas.regan@cbre.com

Matthew Pieszchala*

Vice President
905 234 0376
matthew.pieszchala@cbre.com

Adam Occhipinti*

Vice President
416 798 6265
adam.occhipinti@cbre.com

Karlyn Knafo*

Associate Vice President
905 234 0381
karlyn.knafo@cbre.com

Arlin Markowitz*

Executive Vice President
416 815 2374
arlin.markowitz@cbre.com

Jackson Turner*

Senior Vice President
416 362 2244
jackson.turner@cbre.com

CBRE Limited, Real Estate Brokerage | 5935 Airport Road | Suite 700 | Mississauga, ON | L4V 1W5 *Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

CBRE