

seven  
sixty one  
queen street west

ICONIC QUEEN WEST BUILDING FOR SALE



CBRE



## THE OFFERING

CBRE Limited (the “Advisors”) are pleased to offer for sale 761 Queen Street West (the “Property”) a rare opportunity to acquire an iconic retail/brick-and-beam building in one of Toronto's most vibrant and sought-after neighbourhoods. Ideally located in the heart of West Queen West and just steps from Trinity Bellwoods Park, the Property benefits from its exceptional pedestrian activity, strong local demographics and its dynamic mix of retail, office, and lifestyle space.

The building has a gross leasable area of 24,815 sq. ft. and occupies a prominent site with 110 ft. of frontage along Queen Street West, offering excellent visibility. Originally constructed in 1905 as a church, the property has been completely retrofitted and modernized into beautiful retail and office space, blending architectural character with contemporary functionality.

The property currently features 10,228 sq. ft. of leased space to two established tenants (b-Stretched and Behaviour) providing stable income. The remaining 14,102 sq. ft. is vacant, creating an exceptional owner-user opportunity or the ability to lease additional space and unlock further income potential.

The currently vacant 10,734 sq. ft. unit that was formerly occupied by Anthropologie, has been conditionally leased to a best-in-class F&B brand. With these conditions set to expire in approximately one month, the asset offers significant flexibility; a buyer could either assume the new tenancy or elect not to waive the conditions should they prefer to occupy the space themselves or lease it to a different user.

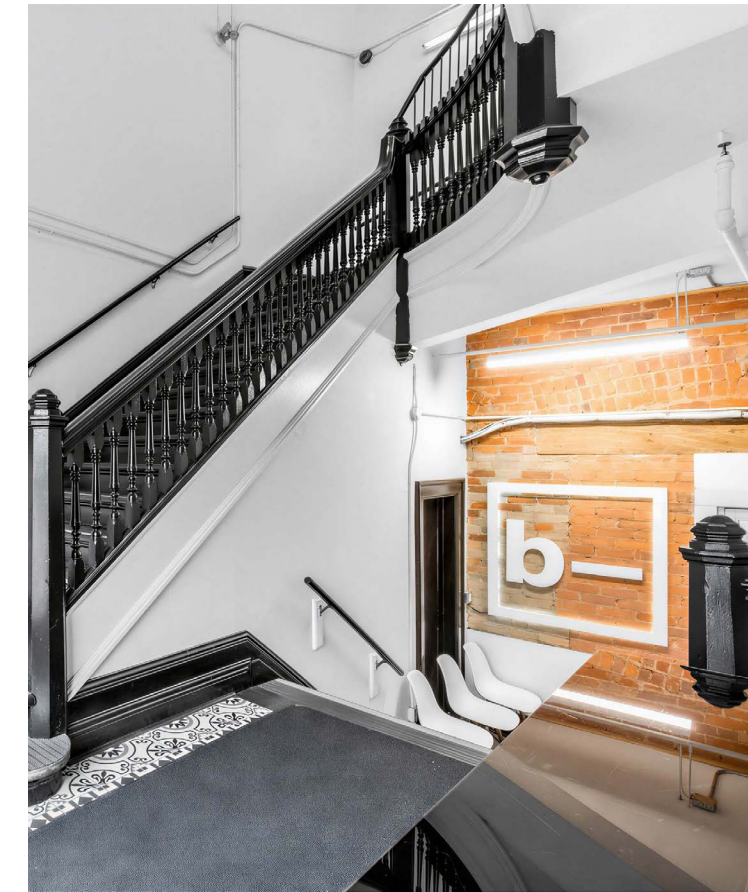
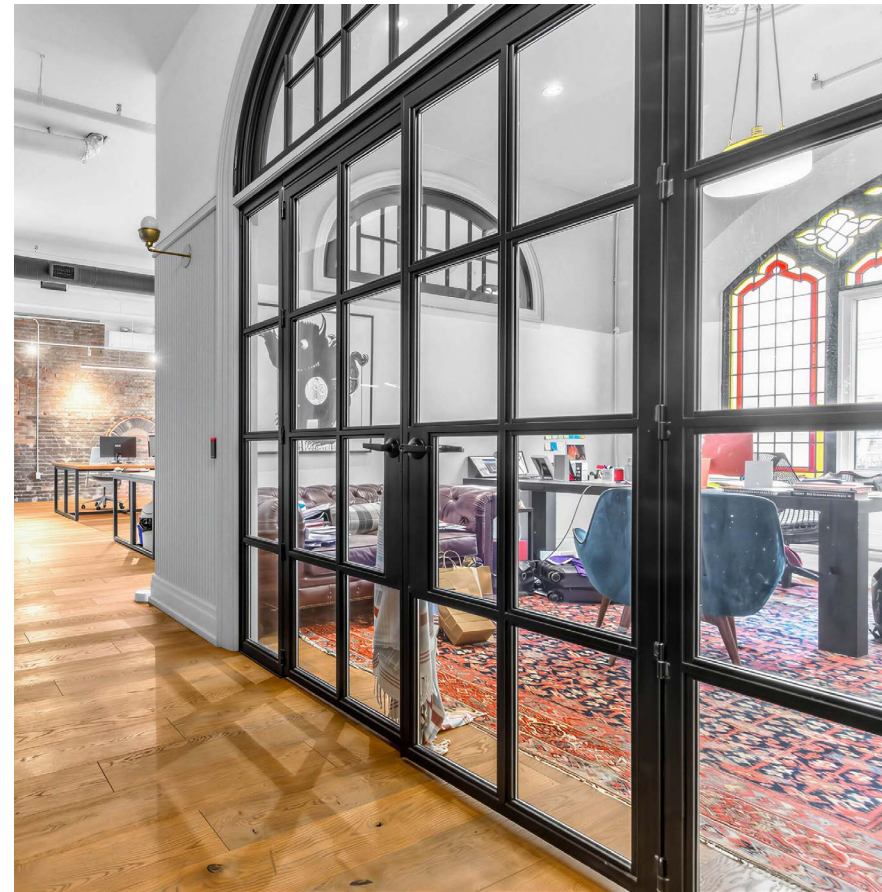
# PROPERTY OVERVIEW

Unit	Tenant	Leasable Area (SF)
Unit 1	Vacant (leased conditionally)	10,734
Unit 2	Vacant	3,368
Unit 3	Behaviour	8,457
Unit 4	B-Stretched	1,571
Storage A	-	485
Storage B	Behaviour	200
<b>Total Leasable Area:</b>		<b>24,815</b>

Depth:	98 ft.
Frontage:	110.5 ft.
Lot Area:	~10,890 sq. ft.
Property Taxes:	\$248,912.62 (2025)

**Offers will be reviewed on or after May 7th, 2026**

All offers are subject to court approval.



# INVESTMENT HIGHLIGHTS



## PRIME WEST QUEEN WEST LOCATION WITH STRONG MARKET FUNDAMENTALS

Situated in the heart of Toronto's vibrant Queen Street West corridor, the Property benefits from exceptional pedestrian traffic, strong transit connectivity, and proximity to some of the city's most popular retail, dining, and entertainment destinations. The neighbourhood remains one of Toronto's most sought-after retail, hospitality and creative office markets. Continued residential intensification and tourism support strong tenant demand and long-term leasing prospects.



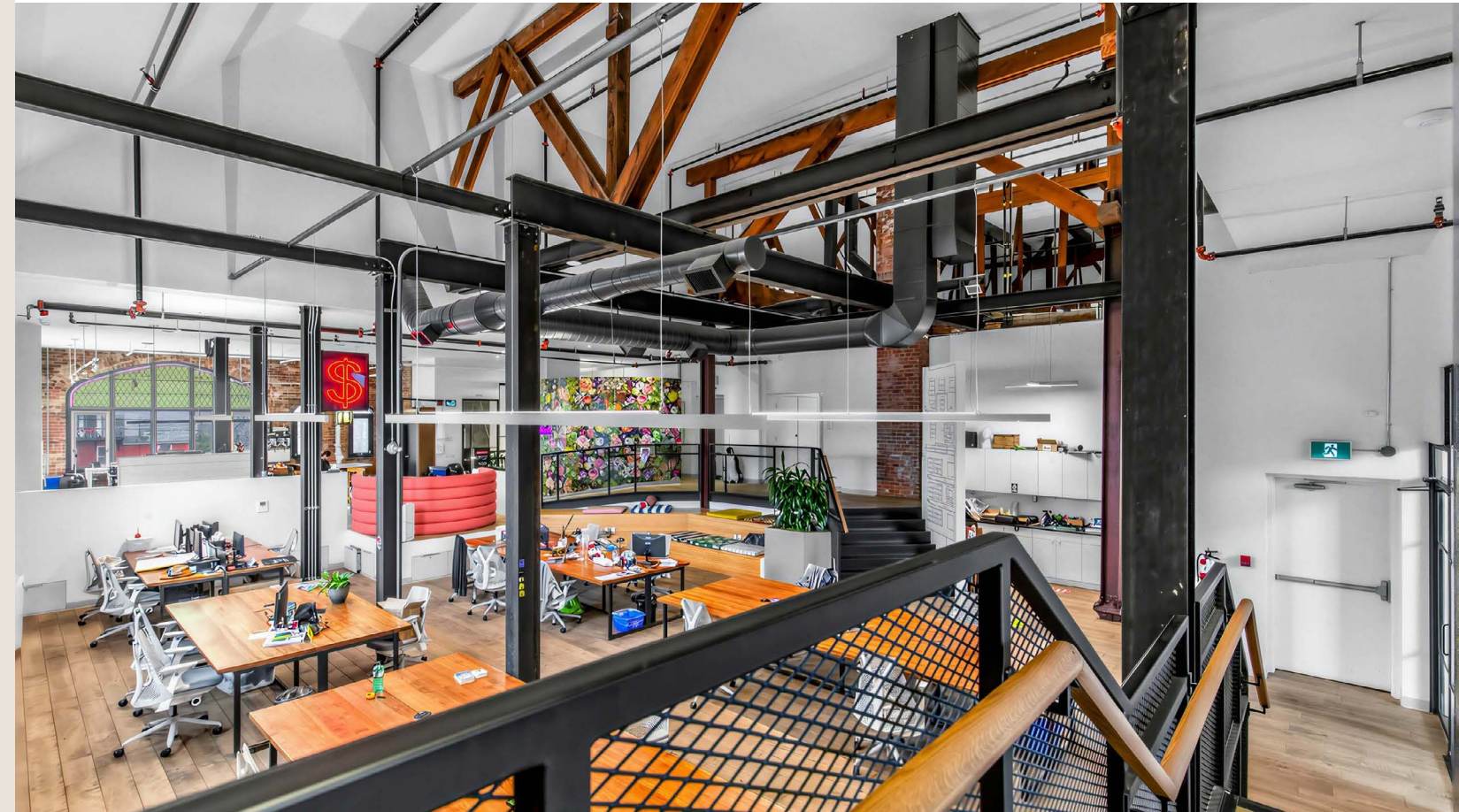
## ICONIC HERITAGE BUILDING WITH MODERN UPGRADES

Originally constructed in 1905 as a church, this architecturally distinctive building underwent a comprehensive renovation between 2014–2018, with approximately \$5 million invested in building upgrades and improvements. The Property features incredible ceiling heights and beautiful stained glass windows that lets in ample natural light all year round.



## IMMEDIATE VALUE ADD OPPORTUNITY

The Property offers 24,815 sq. ft. of leasable mixed-use space, with 10,228 sq. ft. currently occupied and 14,102 sq. ft. vacant (10,734 sq. ft. currently leased under contract), presenting investors with an immediate opportunity to lease remaining space and significantly increase income and overall asset value.



# BASEMENT

- UNIT 1 (Municipal Goods - *conditionally leased*)
- Unit 2 (Vacant)
- Unit 3 (Behaviour - storage)



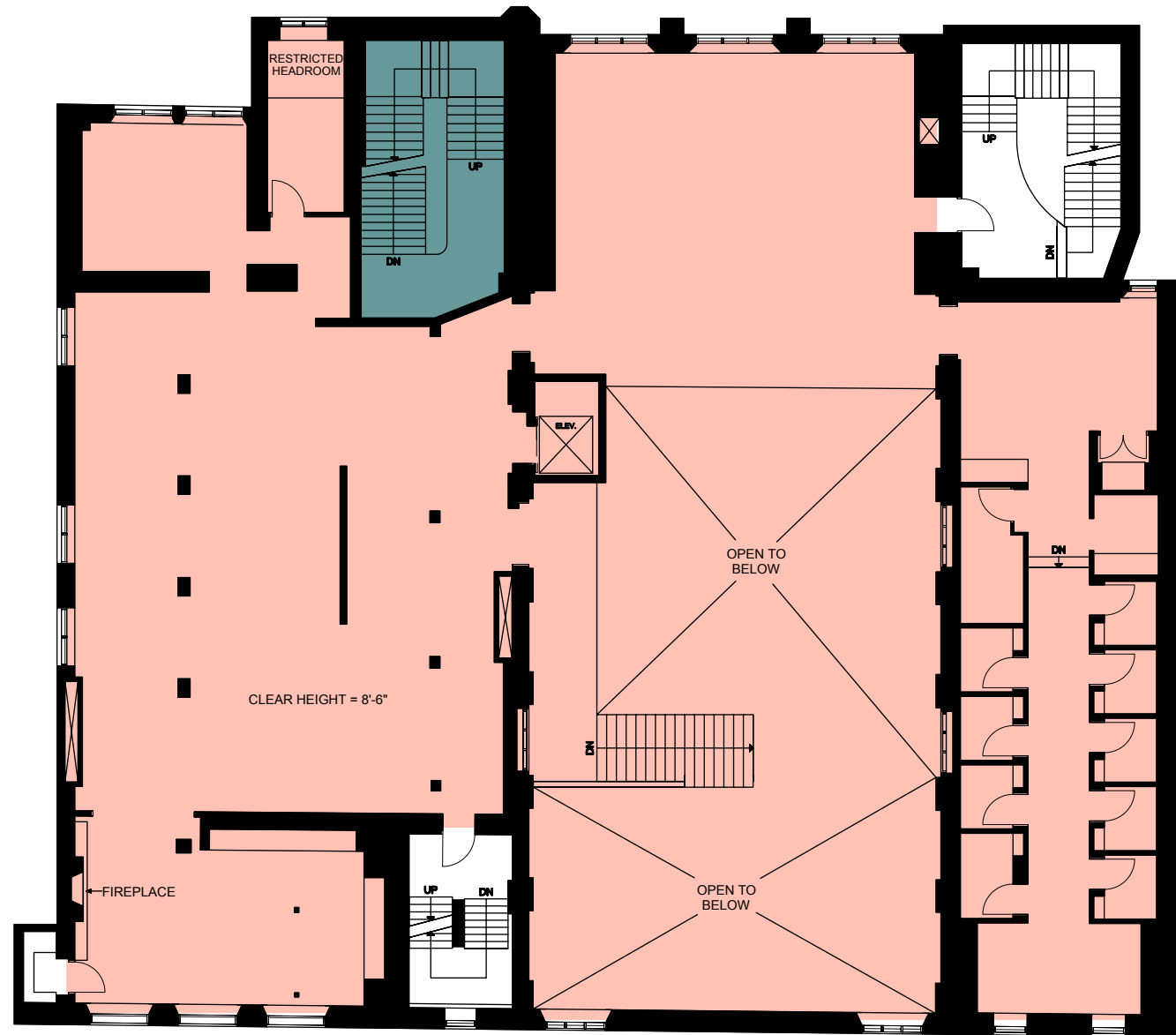
# GROUND FLOOR

- UNIT 1 (Municipal Goods - *conditionally leased*)
- Unit 2 (Vacant)
- Unit 3 (Behaviour)
- Unit 4 (B-stretched)



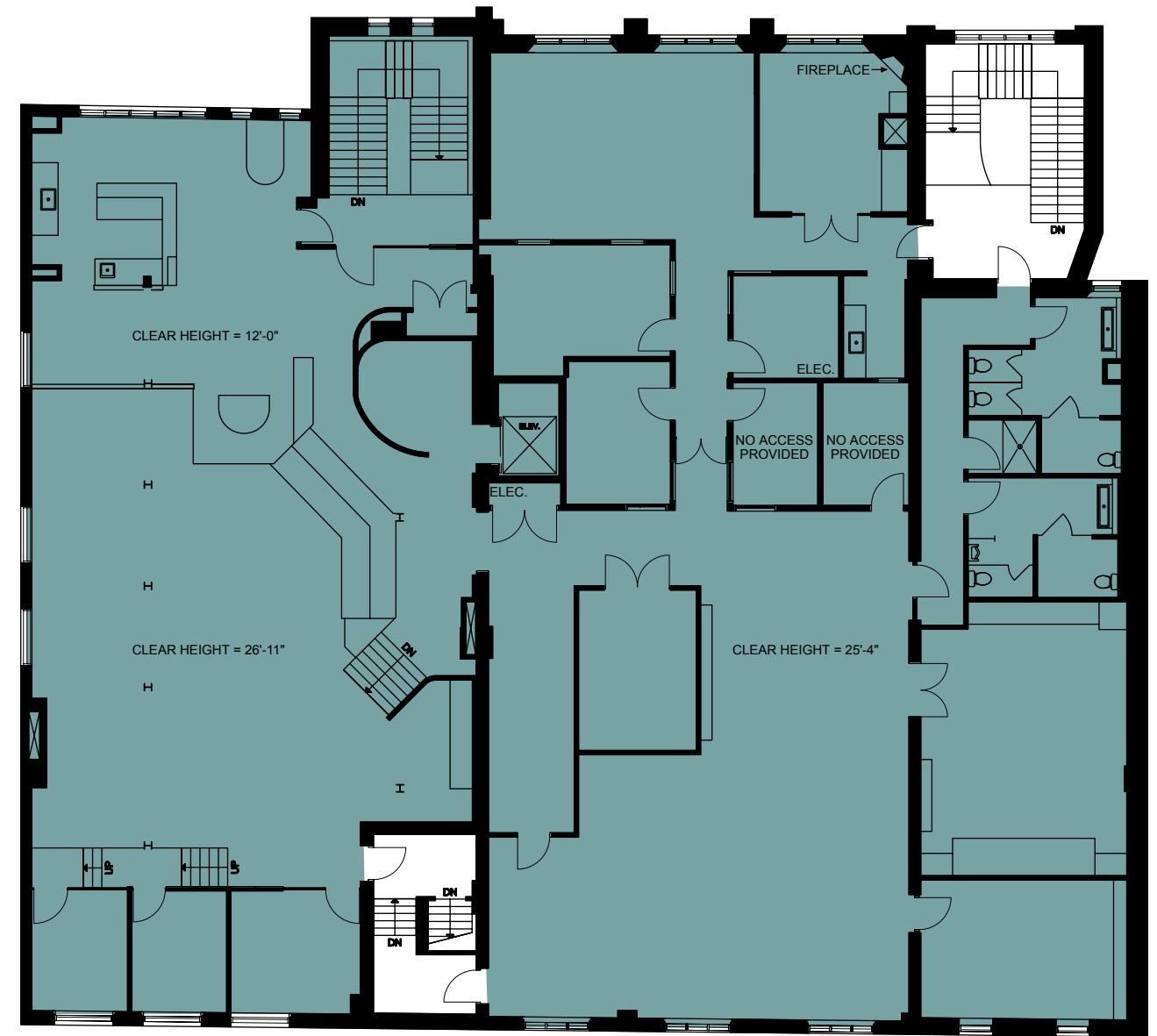
# SECOND FLOOR

- UNIT 1 (Municipal Goods - *conditionally leased*)
- Unit 3 (Behaviour)



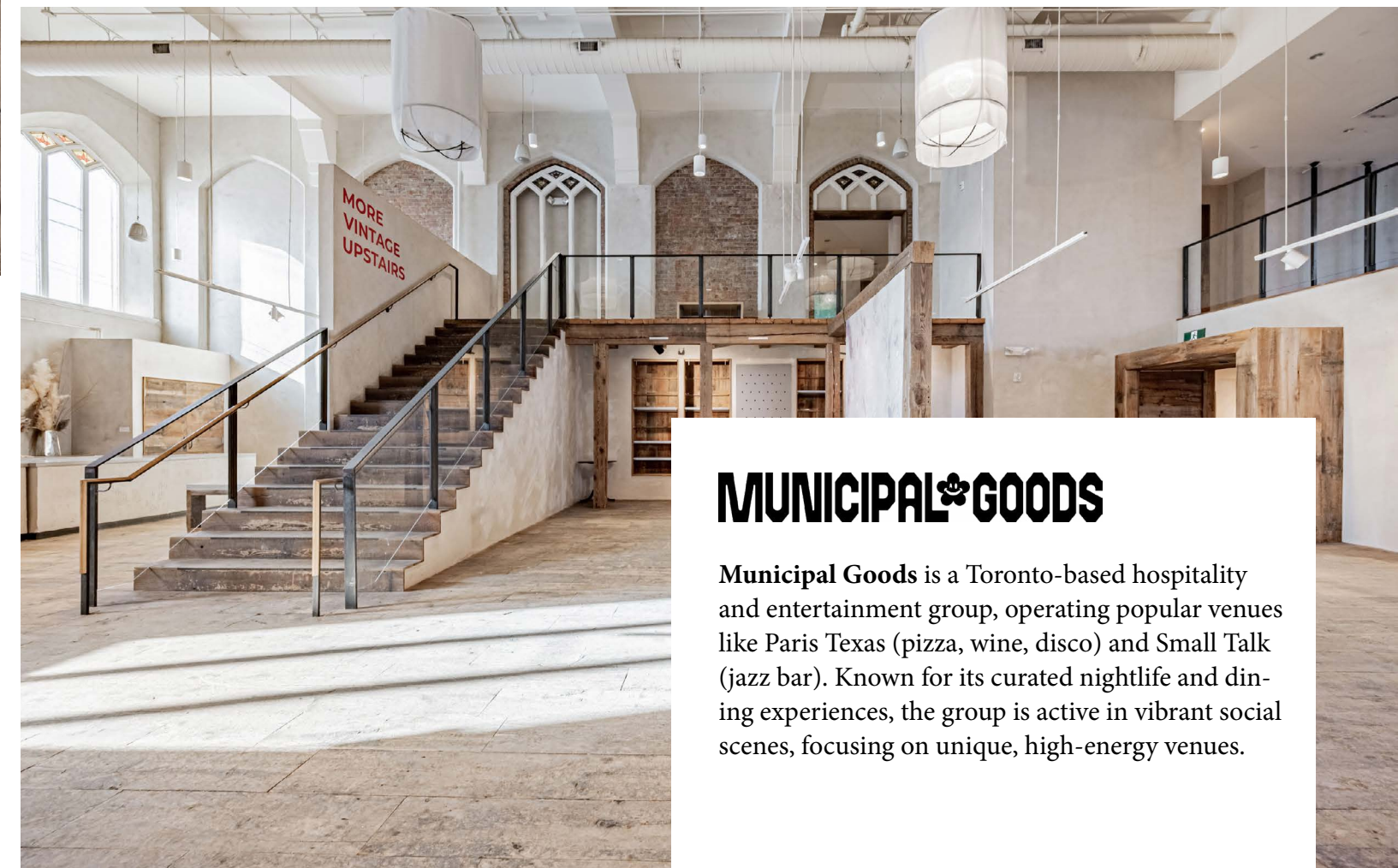
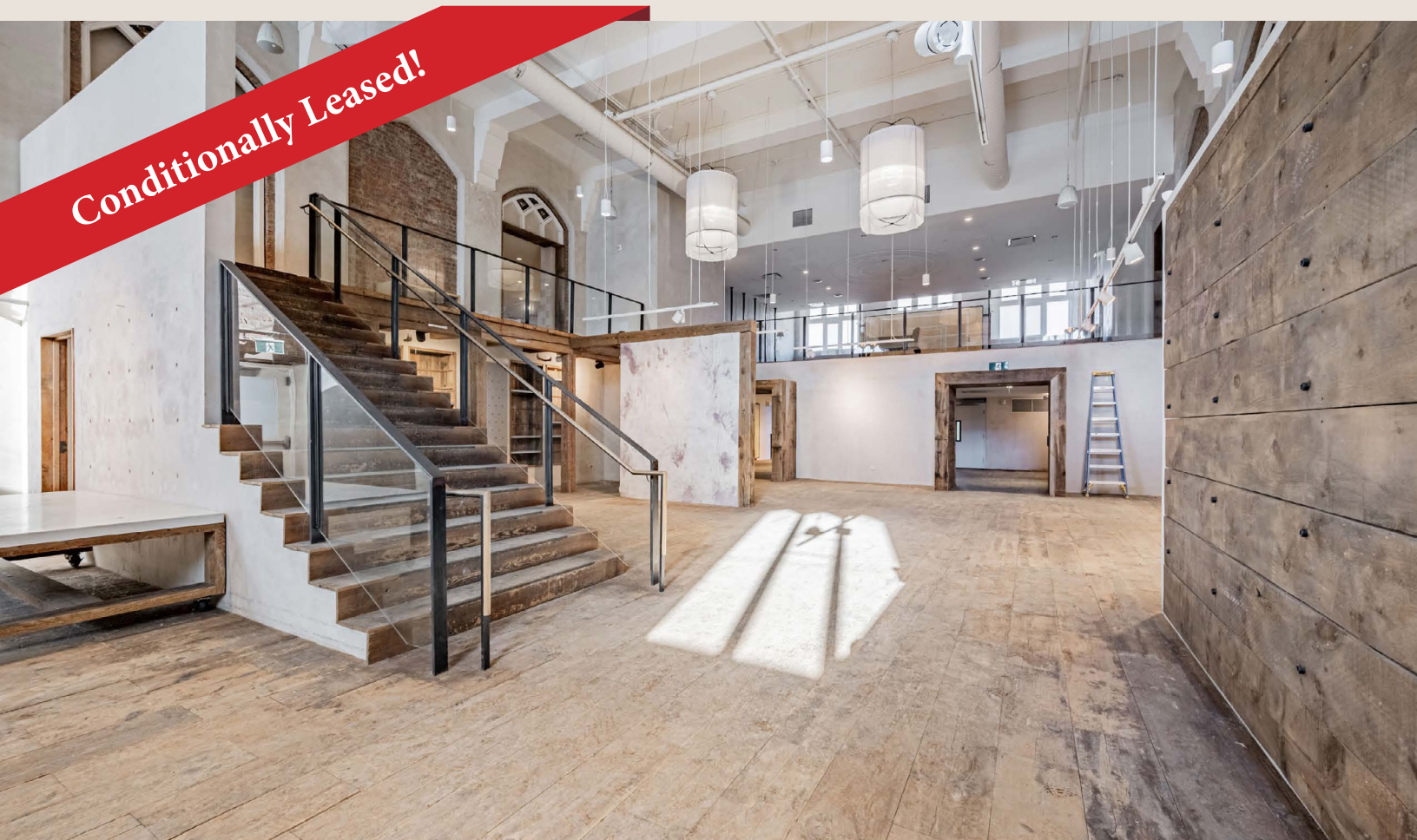
# THIRD FLOOR

- Unit 3 (Behaviour)



# MUNICIPAL GOODS (UNIT 1)

## TENANT OVERVIEW



Tenant/Premises	
Tenant Name	Municipal Goods
Premises	Ground & Second Level
Rentable Area (as per lease)	10,734 sq. ft.
Term	
Term	10 Years
Commencement Date	March 1, 2027
Expiry Date	February 28, 2037

### MUNICIPAL GOODS

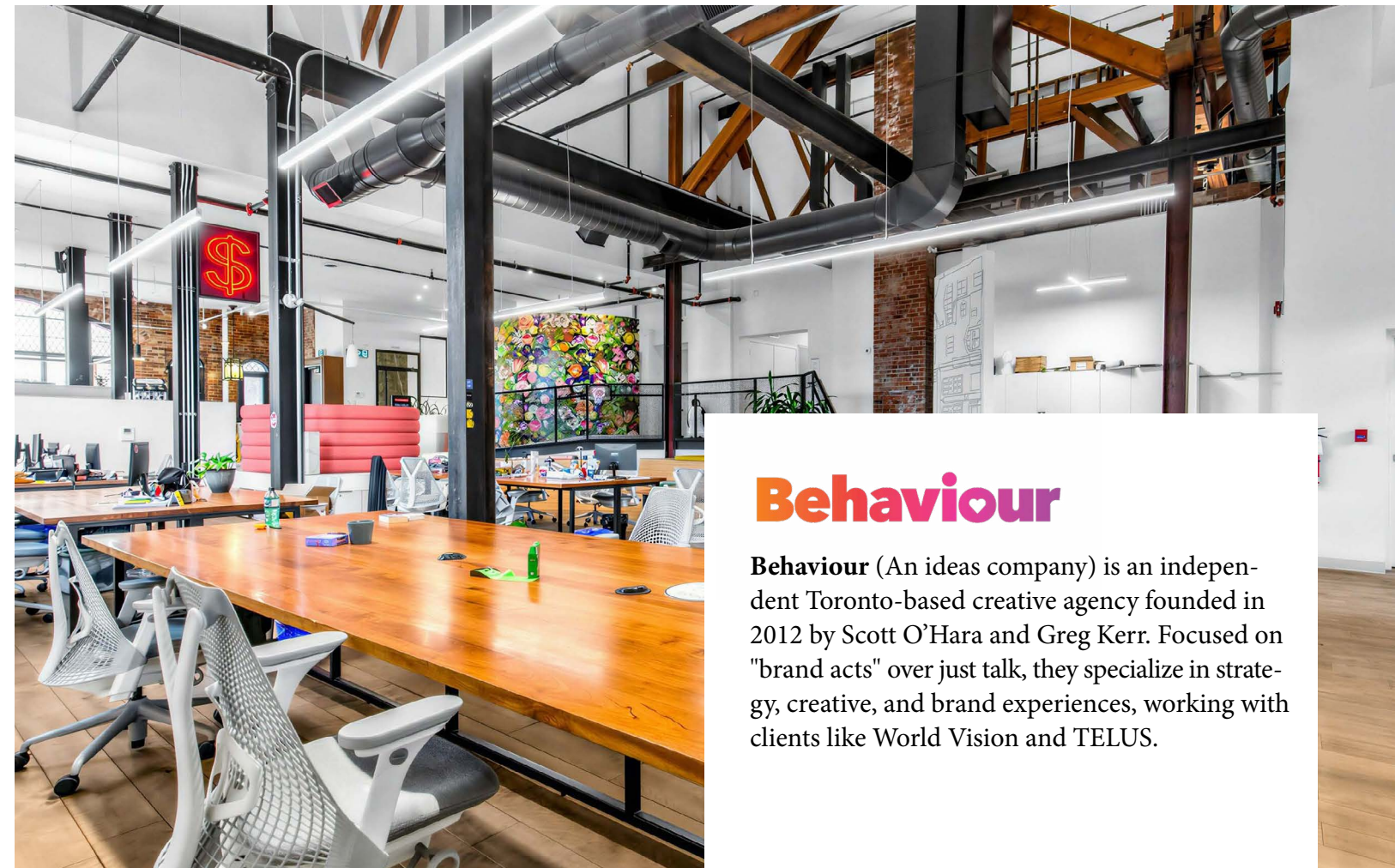
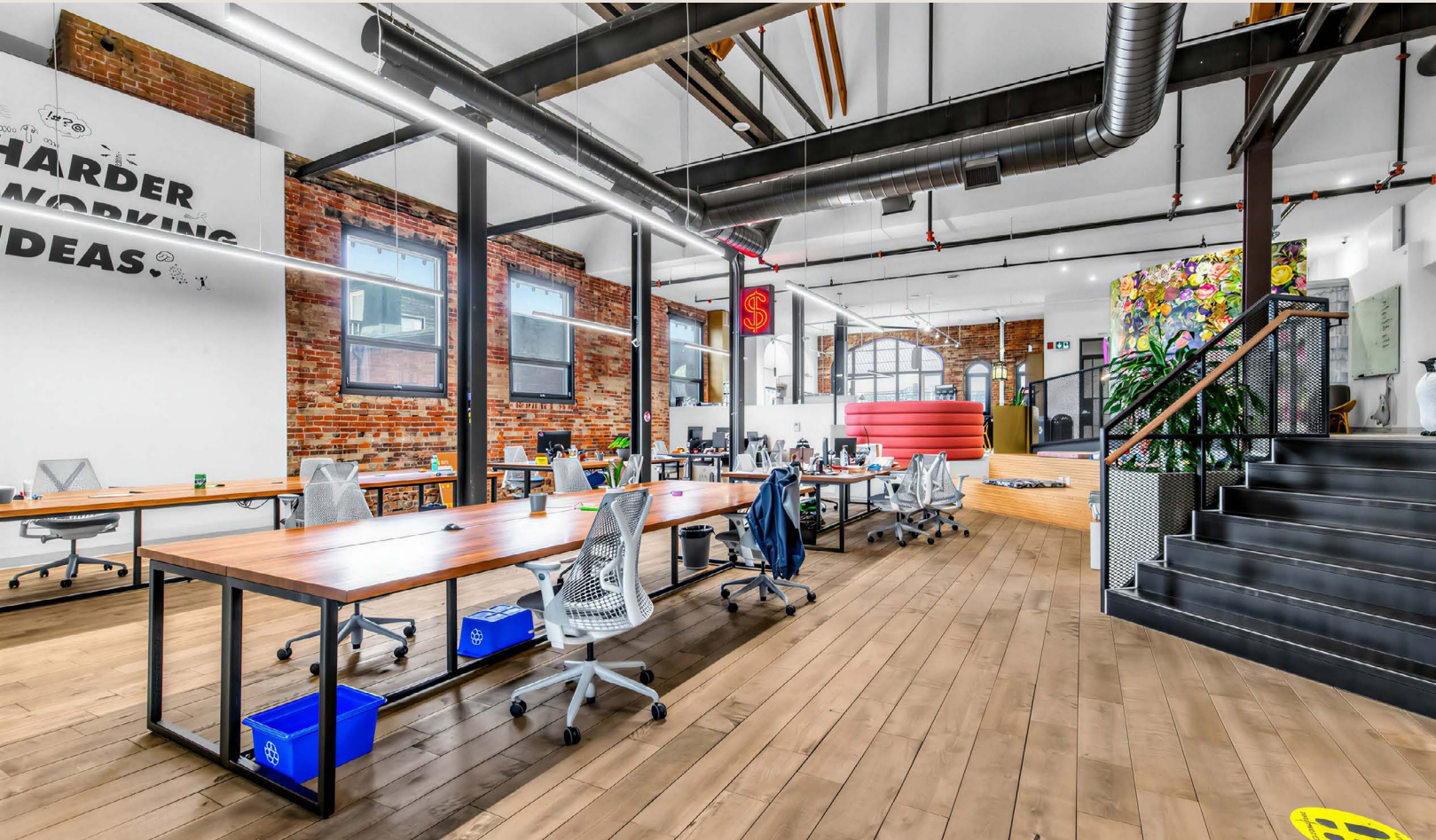
Municipal Goods is a Toronto-based hospitality and entertainment group, operating popular venues like Paris Texas (pizza, wine, disco) and Small Talk (jazz bar). Known for its curated nightlife and dining experiences, the group is active in vibrant social scenes, focusing on unique, high-energy venues.

**UNIT 2 (VACANT) 3,368 SF**



# BEHAVIOUR (UNIT 3)

## TENANT OVERVIEW

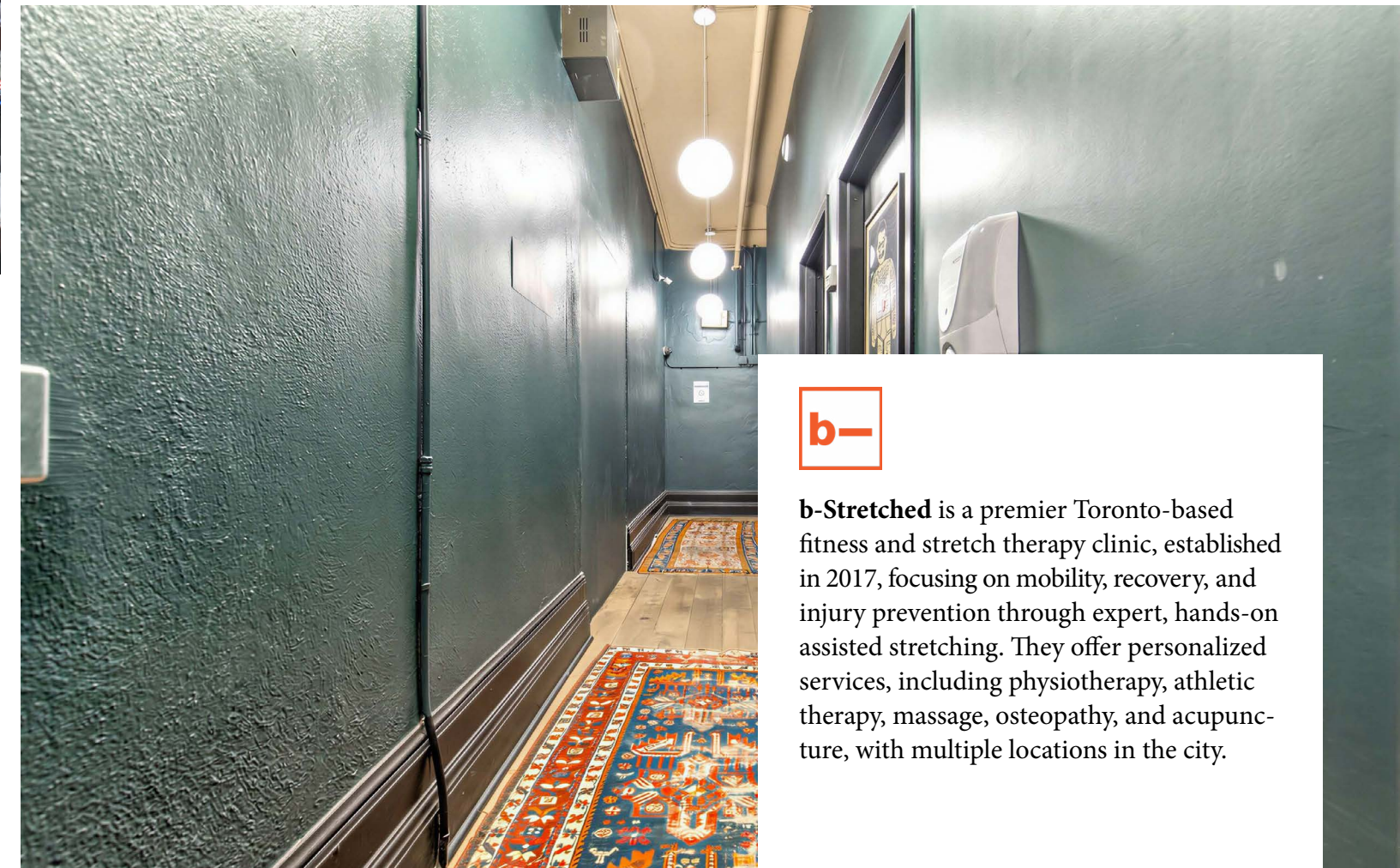
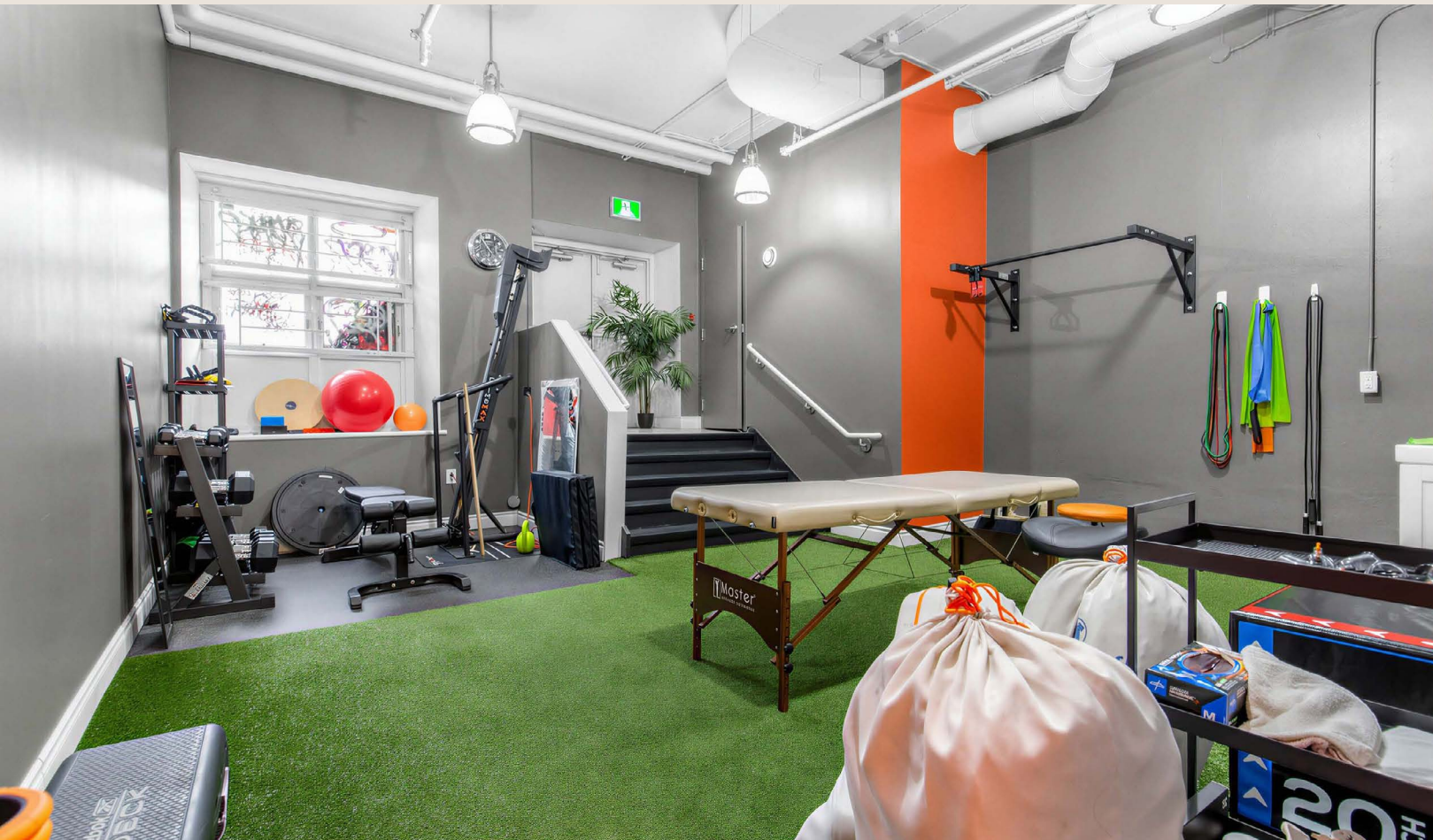


Tenant/Premises	
Tenant Name	Behaviour Inc.
Premises	Third Floor
Rentable Area (as per lease)	8,657 sq. ft.
Term	
Term	5 Years
Commencement Date	January 1, 2022
Expiry Date	December 31, 2026

### Behaviour

**Behaviour** (An ideas company) is an independent Toronto-based creative agency founded in 2012 by Scott O'Hara and Greg Kerr. Focused on "brand acts" over just talk, they specialize in strategy, creative, and brand experiences, working with clients like World Vision and TELUS.

# B-STRETCHED (UNIT 4) TENANT OVERVIEW



Tenant/Premises	
Tenant Name	2767107 Ontario Inc. o/a b-Stretched
Premises	First Floor
Rentable Area (as per lease)	1,571 sq. ft.
Term	
Term	5 Years
Commencement Date	January 1, 2026
Expiry Date	December 31, 2030



**b-Stretched** is a premier Toronto-based fitness and stretch therapy clinic, established in 2017, focusing on mobility, recovery, and injury prevention through expert, hands-on assisted stretching. They offer personalized services, including physiotherapy, athletic therapy, massage, osteopathy, and acupuncture, with multiple locations in the city.



Financial Core

Nathan Phillips Square

Entertainment District

seven  
sixty one

501 Streetcar

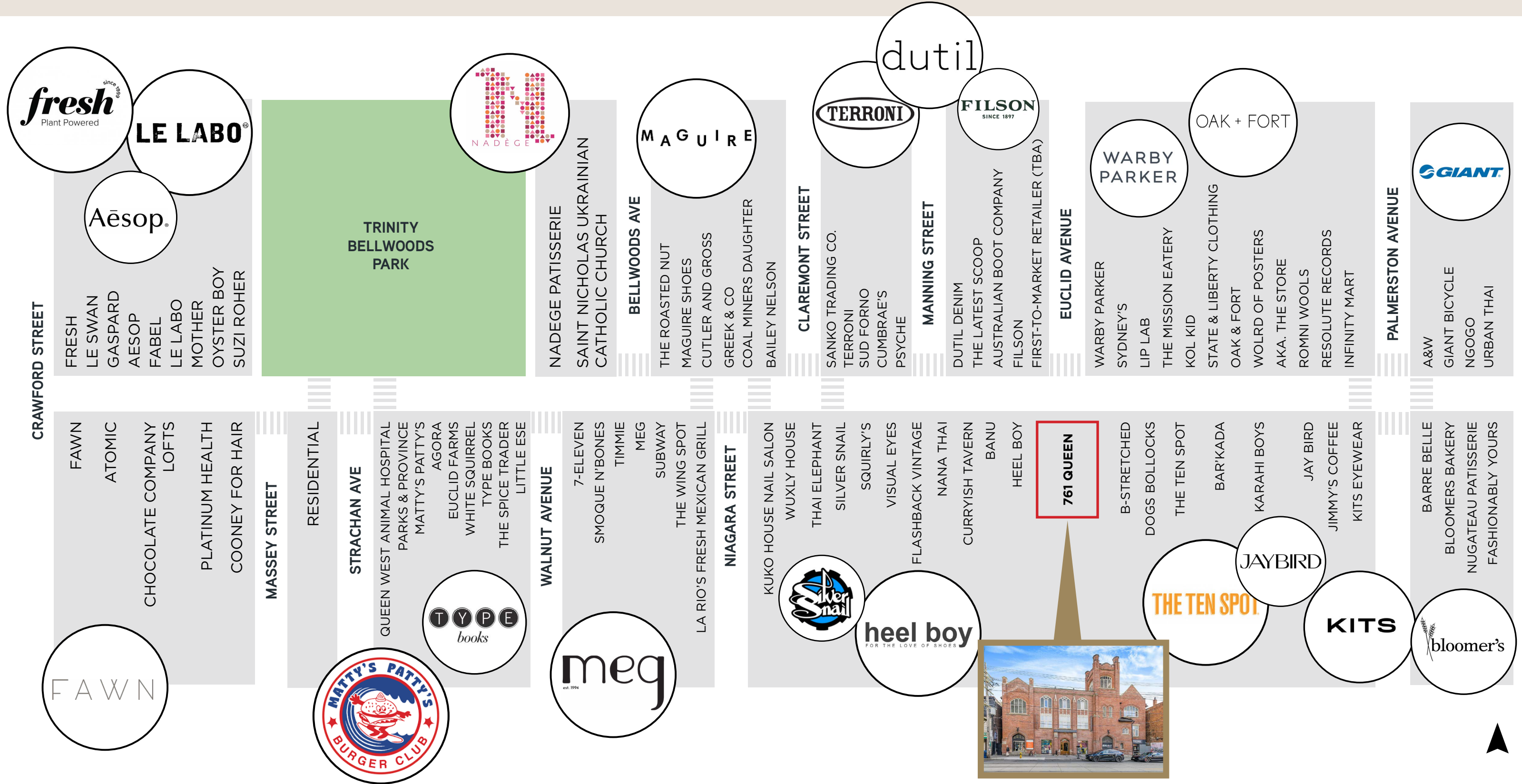
## THE NEIGHBOURHOOD WEST QUEEN WEST

761 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, Filson, Maguire Shoes, Kits Eyewear, 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.

# NEIGHBOURING RETAILERS







## ADVISORY TEAM

### Urban Retail Team

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

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

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

Emily Everett\*  
Sales Associate  
647 943 4185  
emily.everett@cbre.com

### Financing

Joshua Sonshine\*\*\*  
Senior Vice President  
416 815 2309  
joshua.sonshine@cbre.com

\*Sales Representative

\*\*Broker

\*\*\*Mortgage Brokerage No. 13594, Agent Level 2

**CBRE**

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