

# FOR SALE

## 356 QUEEN STREET WEST

URBAN RETAIL & MULTI-RESIDENTIAL  
INVESTMENT OFFERING





# THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. (herein referred to as “JLL” and/or the “Advisor”) is pleased to offer for sale a signature commercial retail and multi-residential offering, located at 356 Queen Street West, Toronto (the “Property” or “Offering”).

Situated in the heart of Queen Street West, one of Canada’s most vibrant urban retail thoroughfares, the Property is comprised of a 2,859 square feet (“sf”) main-floor retail unit leased to established international tenant covent Fjällräven, accompanied by four (4) loft-style apartment units set across the second and third floors. Offering a gross leasable area of 6,221 sf with approximately 27 feet (“ft”) of Queen West frontage, this Offering represents a rare opportunity to own a signature street-front retail and multi-residential asset with a diversified and resilient tenant profile.

# HIGHLIGHTS

- Fully leased retail and multi-residential asset, anchored by Fjällräven, an established international retailer who has flourished throughout COVID-19
- 27 feet of prime frontage on one of Canada’s most iconic urban arterials.
- Institutionally owned and managed brick-and-beam asset; one of the most prestigious assets on the Queen West retail strip
- Superior transit and pedestrian accessibility in a hyper-urban location



356 QUEEN STREET WEST

GROUND FLOOR TENANT	Fjällräven
TENANT DESCRIPTION	A subsidiary of Fenix Outdoor, a multi-billion dollar publicly traded Swedish company
SECOND & THIRD FLOOR	Four (4) loft style apartments
RENTABLE AREA	6,221 SF
RETAIL LEASE EXPIRY	April 30, 2024
FRONTAGE	26.7 FT on Queen Street West
OCCUPANCY	100%







# LOCATION OVERVIEW

The Property is ideally located on the north side of Queen Street West in the heart of Toronto’s Entertainment District. The Entertainment District is in the midst of rapid commercial and residential expansion, attracting thousands of young professionals seeking a modern urban lifestyle and amenities. Situated in the centre of one of Canada’s premier shopping and tourist destinations, Queen Street West is one of the most sought-after locations in the City, featuring trendy boutiques, restaurants, and nightlife venues.

The Property benefits from proximity to the Financial District and access to public transit, including the TTC 501 Queen and TTC 510 Spadina streetcar lines and the TTC Osgoode Subway Station. The Offering also features a superb walk and transit score of 100 and 100, respectively. Consumers can take advantage of the convenient access to the TTC Yonge-University Subway Line and Union Station, which connect to the east and west ends of the City.



100  
Walk Score



100  
Transit Score

\* Statistics Canada, 2020.



# HIGH-STREET

## URBAN INVESTMENT OFFERING

### 356 QUEEN STREET WEST

#### OFFERING PROCESS

JLL has been retained to seek proposals to acquire 356 Queen Street West, Toronto. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. Interested parties will be invited to submit a Letter of Intent on a specific date that will be communicated by the Advisor at least fourteen (14) days in advance.

#### CAPITAL MARKETS

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