

320 | Queen Street West

PREMIUM MIXED-USE ASSET FOR SALE





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 two-storey, mixed-use offering, 320 Queen Street West (the “Property”), situated in the heart of Queen Street West, one of Canada’s most vibrant and iconic retail submarkets. The property is strategically positioned on the north side of Queen Street West, east of Spadina Avenue and is ideal for a value add investor or owner user.



INVESTMENT HIGHLIGHTS

- High-profile location on the most desirable section of Queen Street West
- Ideal for a value add investor or owner user
- 1,053 SF of right-sized, premium ground floor retail space
- High-end two bedroom apartment on the second floor
- Lower Level ideal for storage / back of house
- On-site parking
- Excellent neighbouring tenancies, including Arc’ teryx, Aritzia, Fjallraven, Kit & Ace, Lululemon, Reigning Champ, Zara, and many more



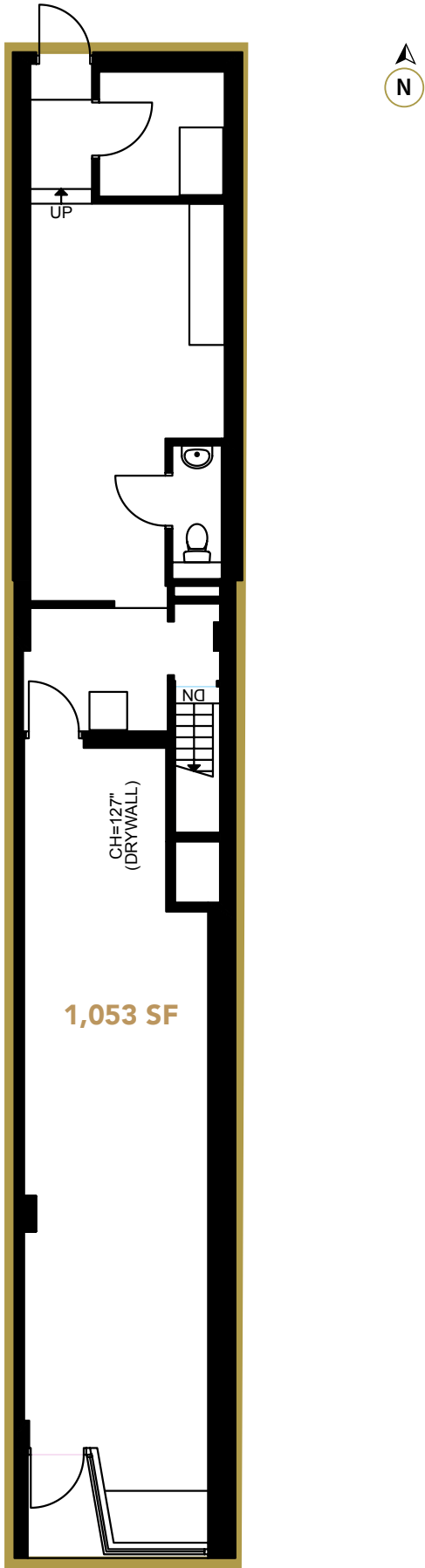
PROPERTY DETAILS

| | |
|------------------------------|---|
| PRICE | \$3,500,000 |
| ZONING | CR 3.0 (c2.0; r2.0) |
| ABOVE GRADE BUILDING SIZE | +/- 1,800 SF (Excluding Lower Level) |
| GROUND FLOOR | 1,053 SF (Vacant) |
| SECOND FLOOR APARTMENT | 750 SF* (Vacant) |
| LOT SIZE | 2,863 SF |
| PARKING | On-site parking at rear of Property |
| TAXES (2022) | \$46,228.81 |

* Square footage is approximate

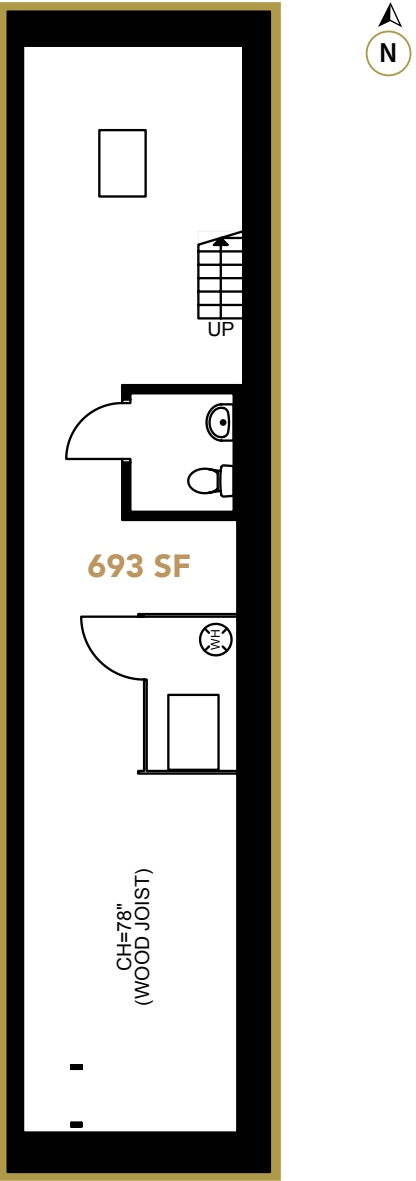
FLOOR PLAN

GROUND FLOOR



FLOOR PLAN

LOWER LEVEL




QUEEN STREET WEST






AREA OVERVIEW

The Property is ideally located on Queen Street West in the heart of one of Canada’s best shopping districts. Benefitting from the sunny, treelined north side of the street with a double width, 30-foot promenade, 320 Queen Street West is centre ice to Toronto’s best trendy boutiques, restaurants, and shopping venues. The Property is steps to The Entertainment District, The Financial Core, King West and is located directly on two of Toronto’s busiest transit routes.



100






Walk Score



100

Transit Score

DEMOGRAPHICS

| | | |
|---|-------------------------------|-----------|
| | | 0.5km |
|  | Population | 19,299 |
|  | Daytime Population | 42,758 |
|  | Growth Rate (Next 5 Years) | 18% |
|  | Avg. Household Income | \$114,715 |
|  | Median Age | 33.0 |

*Monday to Friday Service, Toronto Transit Commission, 2018

Source: Statistics Canada, 2023



OFFERING PROCESS

JLL has been retained to seek proposals to acquire 320 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 ten (10) days in advance. The property is being offered on a free and clear basis.

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