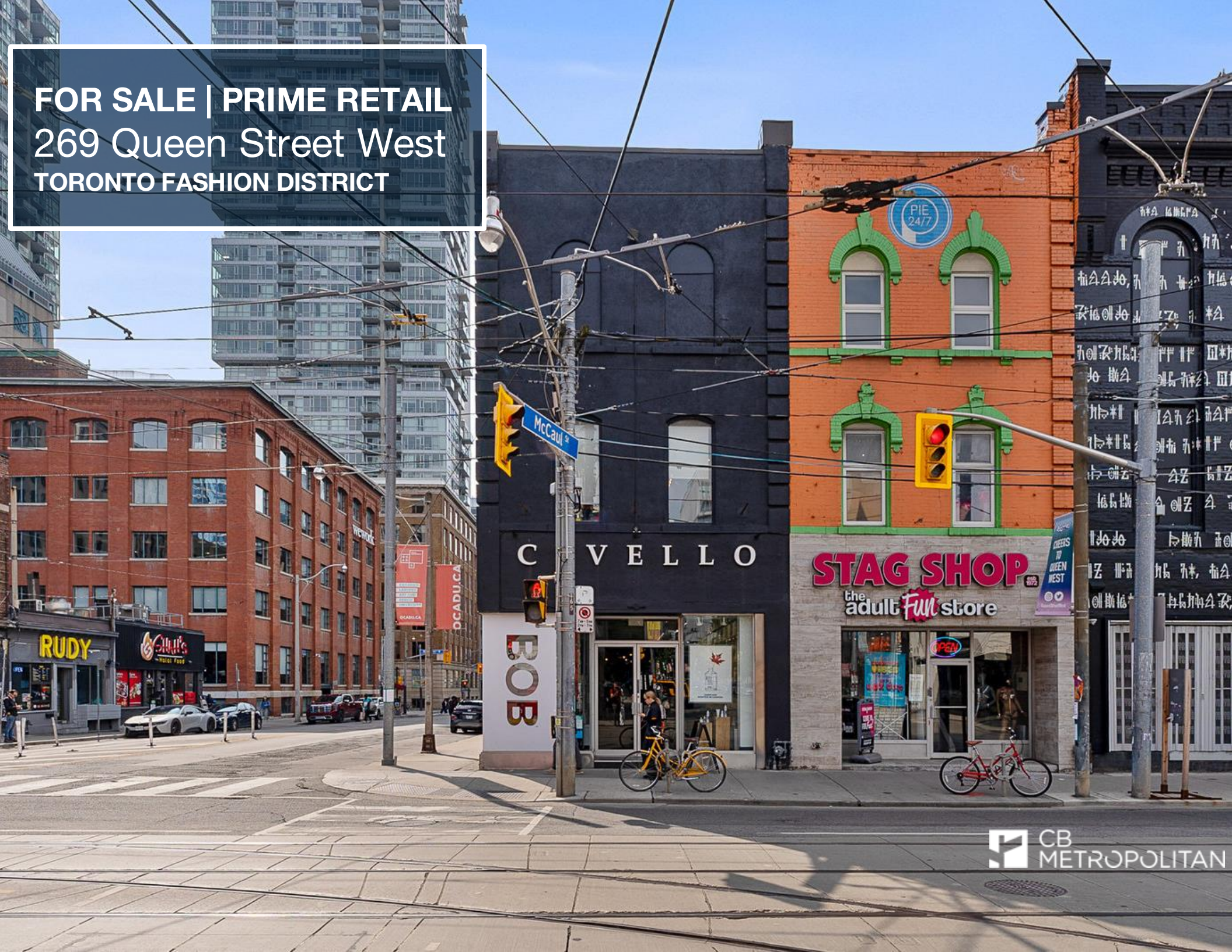


**FOR SALE | PRIME RETAIL**  
**269 Queen Street West**  
**TORONTO FASHION DISTRICT**





## DETAILS

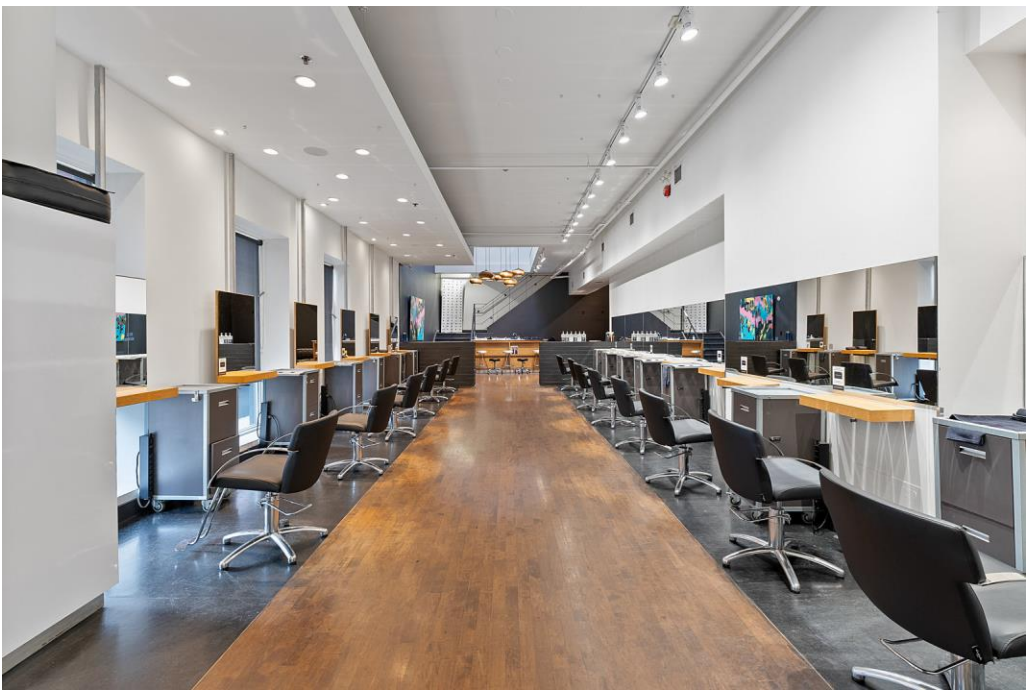
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<b>LOCATION</b>	Located on the south-west corner of Queen St W and Duncan St. <a href="#">CLICK HERE</a>
<b>TOTAL SITE AREA</b>	2,271 SF
<b>LOT DIMENSIONS</b>	20 ft. Frontage x 113.55 ft. depth
<b>BUILDING DETAILS</b>	Ground Floor 2,238 SF Second Floor 1,974 SF Third Floor 450 SF <b>Total 4,662 SF</b>
<b>OCCUPANCY</b>	Vacant on Possession
<b>ZONING</b>	CR 3.0 (c3.0; r3.0) SS2 (x2089)
<b>ASKING PRICE</b>	<b>\$5,495,000</b>

## PROPERTY FEATURES

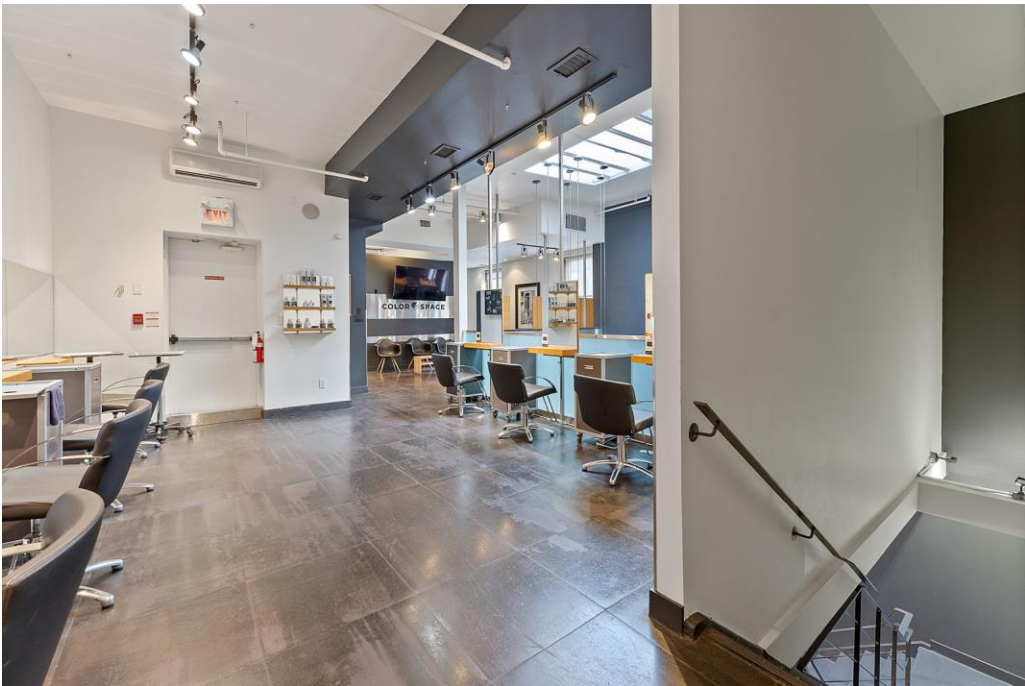
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- Ideal for users or investors, flagship showrooms, boutique brands, and more.
- Three-Storey Commercial Building with full usable Basement including washrooms, classrooms, storage, and offices.
- Immaculate and fresh, clean build out with high ceilings.
- Separate entrances to different floors.
- Great advertising opportunity on queen street west .
- In the heart of Toronto's trendiest fashion district.
- Upper floor has open space, and closed offices, perfect for treatment rooms.
- Open, column free layout with soaring ceilings, and modern design.
- Steps to transit, Osgoode TTC, and the Entertainment district, prime, high traffic block.
- Surrounded by trendy restaurants, fun retail stores, hotels, notable neighbouring tenants: Planta, Starbucks, MEC, LCBO, Aritzia, Arc'teryx, Shoppers Drug Mart, Knix, and many more.

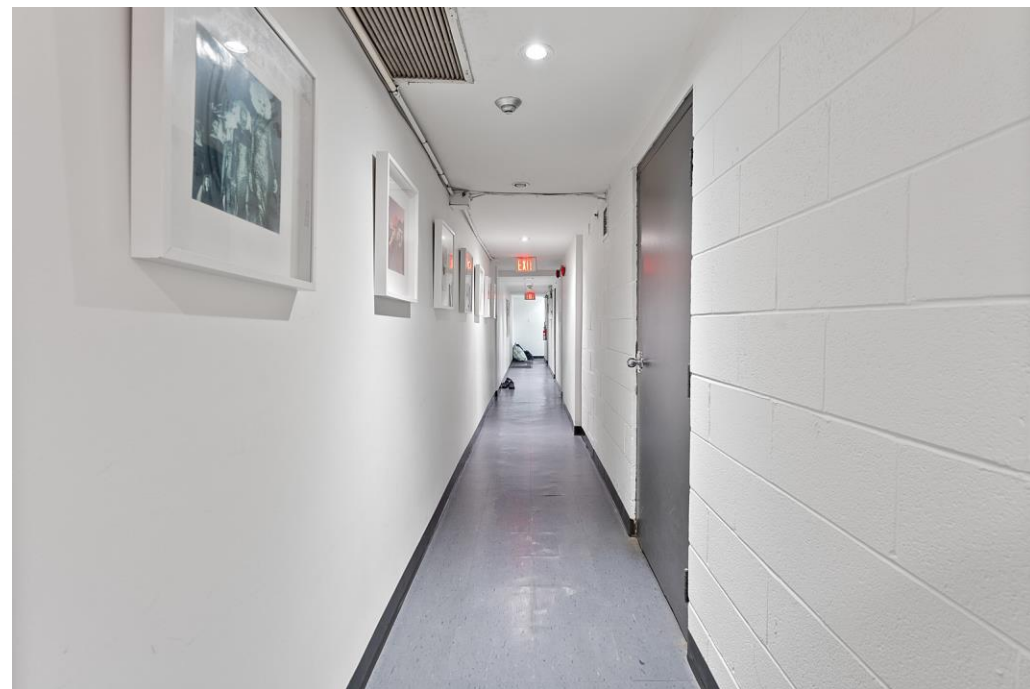


MAIN FLOOR





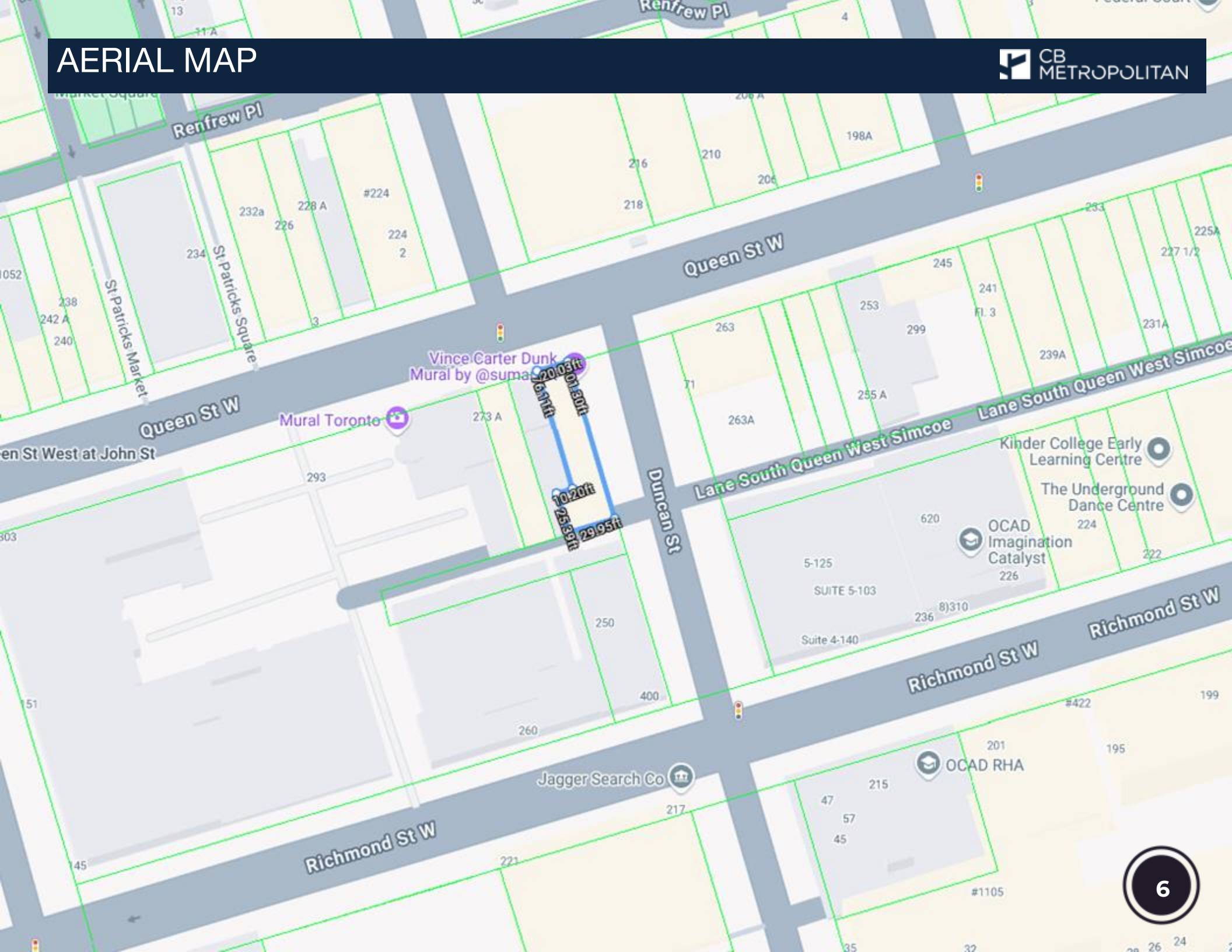




LOWER LEVEL & EXTERIOR



## AERIAL MAP



## Offering Process

CB Metropolitan Commercial Ltd, (the “Listing Brokerage”) has been exclusively retained to seek proposals to acquire the Property(s). .

Kindly submit all offers to the contact listed below.

## Contact

### **CLAIRE BLICKER\***

Senior Vice President

416.703.6621 Ext. 232

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