

FOR SALE

201 NIAGARA STREET

USER INVESTMENT OPPORTUNITY



DETAILS

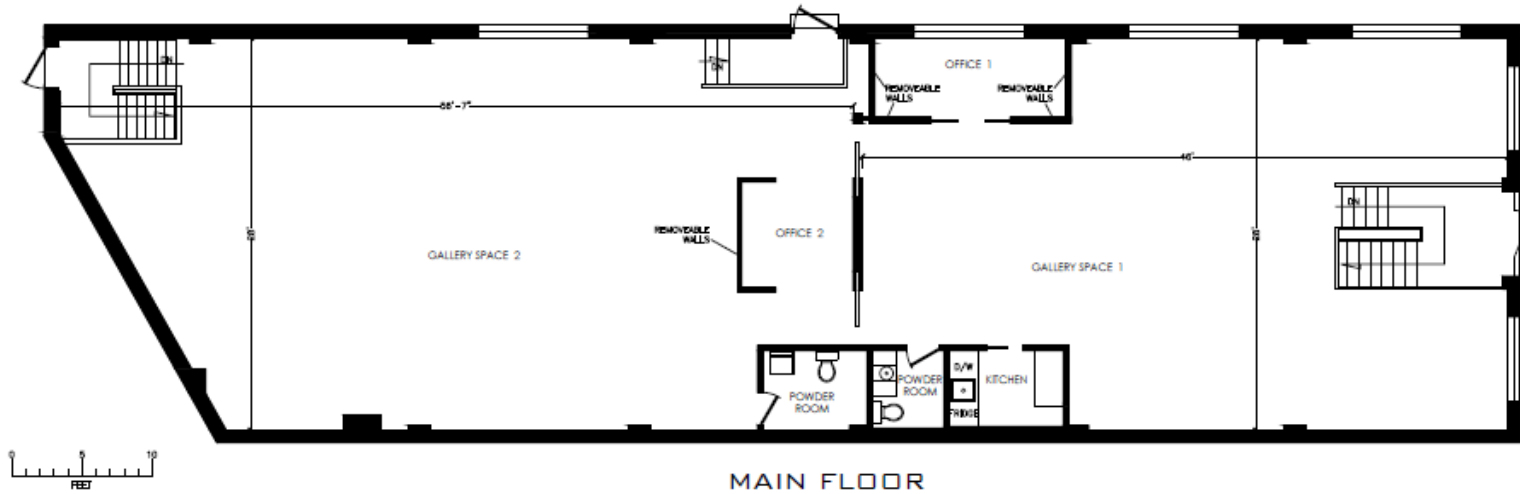
LOCATION	On the Corner of Niagara Street and King Street West. CLICK HERE
BUILDING DETAILS	6,000 SF
LOT SIZE	30.5 x 110 FT
SALE PRICE	\$3,895,000.00

PROPERTY OVERVIEW

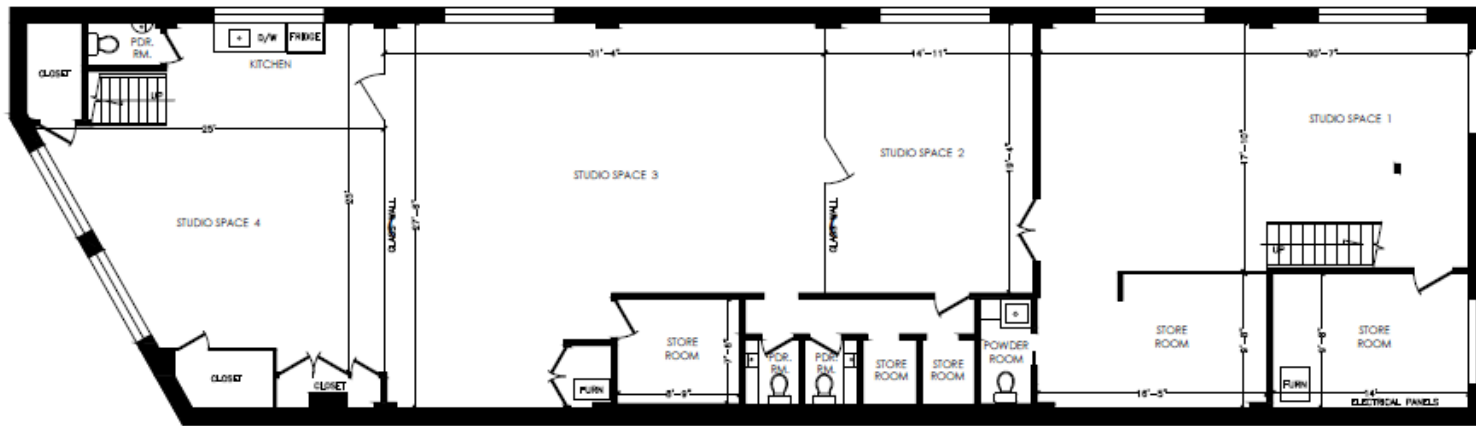
- Rare opportunity for user or investor to acquire a freestanding two-storey corner commercial building just steps from King Street West.
- Each level offers approximately 3,000 sq. ft., with three separate entrances providing excellent flexibility for a variety of uses, including single-user occupancy or multi-tenant configurations.
- The upper-level features floor-to-ceiling windows, while the lower level is enhanced with expansive windows and floor-to-ceiling glass partitions, allowing for abundant natural light throughout. Showcasing a raw, industrial Brooklyn-style design with striking architectural elements, Premium finishes, this property delivers a unique and creative workspace environment.
- Equipped with two kitchens and six bathrooms, the space is well-suited for client-facing businesses, collaborative workspaces, or boutique office use.
- An exceptional opportunity in one of Toronto's most sought-after commercial corridors. In the heart of King West, with high pedestrian traffic, TTC, transit, density, hip retail, restaurants, and culture.
- Currently tenanted. Perfect for Retail, Office, Gallery, Fitness, Beauty, Medical, Financial, Production, Advertising, Services.







MAIN FLOOR
FLOOR AREA 3000 SQUARE FEET



BASEMENT
FLOOR AREA 3000 SQUARE FEET



EXTERIOR
201 Niagara Street



**CB
METROPOLITAN**

CONTACT:

CLAIRE BLICKER

Senior Vice President,

Sales Representative

416.703.6621 x 232

claire.blicker@cbmetcom.com

370 KING STREET WEST, UNIT 802

TORONTO, ON | M5V 1J9

416.703.6621

WWW.CBMETCOM.COM

The information contained herein has been gathered from sources deemed reliable. However, CB Metropolitan Commercial Ltd., Brokerage, its agents, or employees make no representations or warranties on the accuracy of said information. Prospective tenants and their agents are advised to independently verify any information provided herein. CB Metropolitan Commercial Ltd., Brokerage *Sales Representative **Broker