

RETAIL SPACE FOR LEASE



8 Queen St E | Brampton

Property Highlights



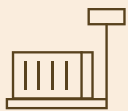
Iconic "Centre Ice" Location

Situated in the historic Dominion Building at the intersection of Queen and Main Streets, offering prime frontage facing Garden Square and a direct view of the city's big screen.



Turnkey Restaurant Infrastructure

Fully equipped with essential assets from the previous tenant (The Works), including an exhaust hood, ductwork, walk-in coolers, HVAC, plumbing, and a rare, high-traffic city patio (subject to City Permit).



Maximum Brand Exposure

Exceptional visibility with established signage rights on elevations facing the Square, complemented by a prominent blade sign on Queen Street.



Strategic Growth & Accessibility

Surrounded by "city-shaping" projects (LRT, Riverwalk, Innovation Centre) with convenient parking. There is a 600-stall public parking garage located under the Rose Theatre. While parking is currently free, employees can inquire about parking passes in the future if needed.



Property Detail



Total Unit Size
± 2,991 sq.ft. + Patio

Main Floor ± 1,486 sq.ft. + Patio
Lower Level ± 1,508 sq.ft.

Parking
Underground & Street

Net Rent
\$35.00 Per Sq. Ft.

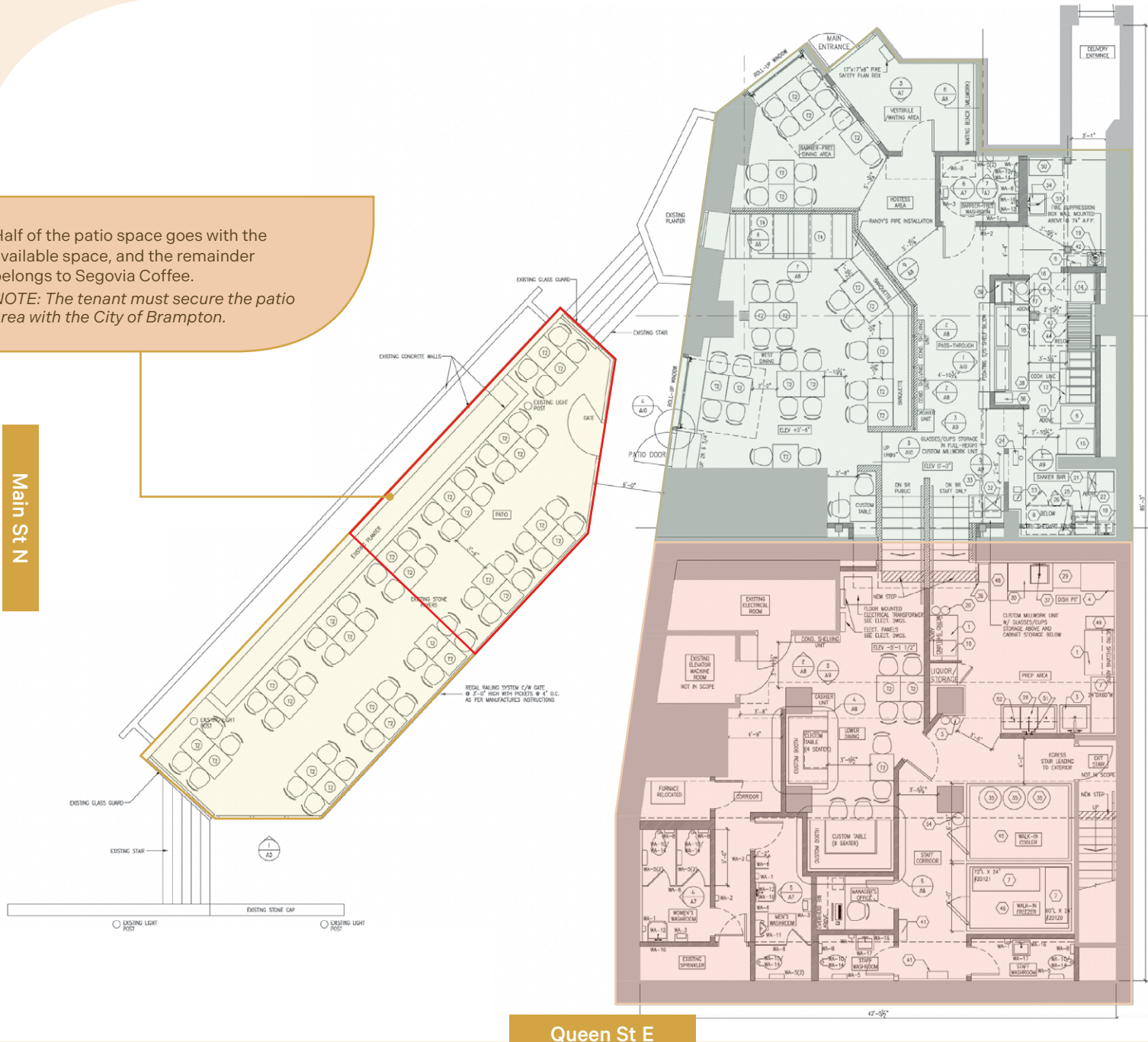
TMI (2025)
\$15.50 Per Sq. Ft.

Possession Date
Immediate

Floor Plan

Half of the patio space goes with the available space, and the remainder belongs to Segovia Coffee.
 NOTE: The tenant must secure the patio area with the City of Brampton.

Main St N



Queen St E

- GROUND
- LOWER LEVEL
- OUTDOOR PATIO

Unit Exterior



Neighbourhood Development

Downtown Projects

[Click to View](#)

Ken Whillans & Garden Square

[Click to View](#)

Riverwalk Project Info

[Click to View](#)

Rogers Headquarters

[Click to View](#)

Redevelopment of Ken Whillans & Garden Square

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Riverwalk Video

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Amenities & Location



DAILY TRAFFIC COUNT

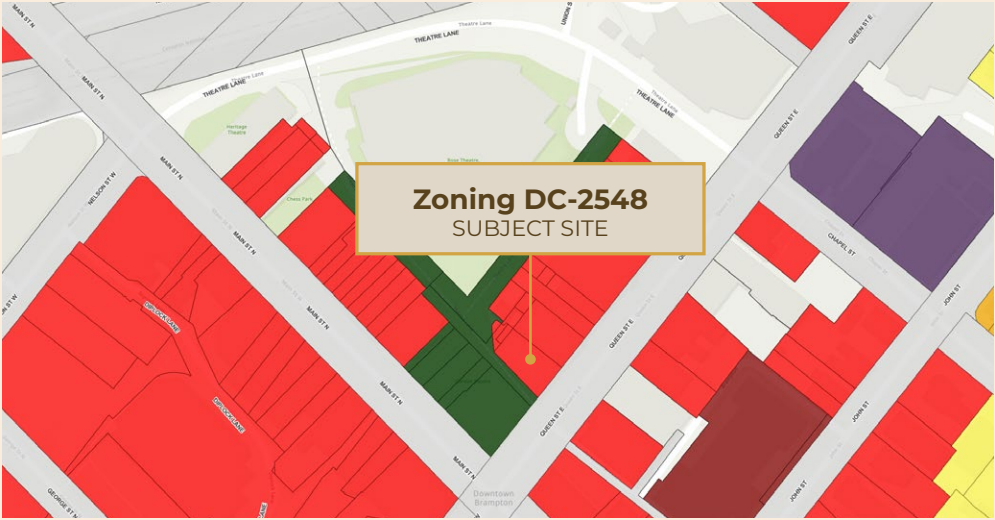
48,278

Queen St E & Main St N

Major Street



Permitted Uses & Zoning



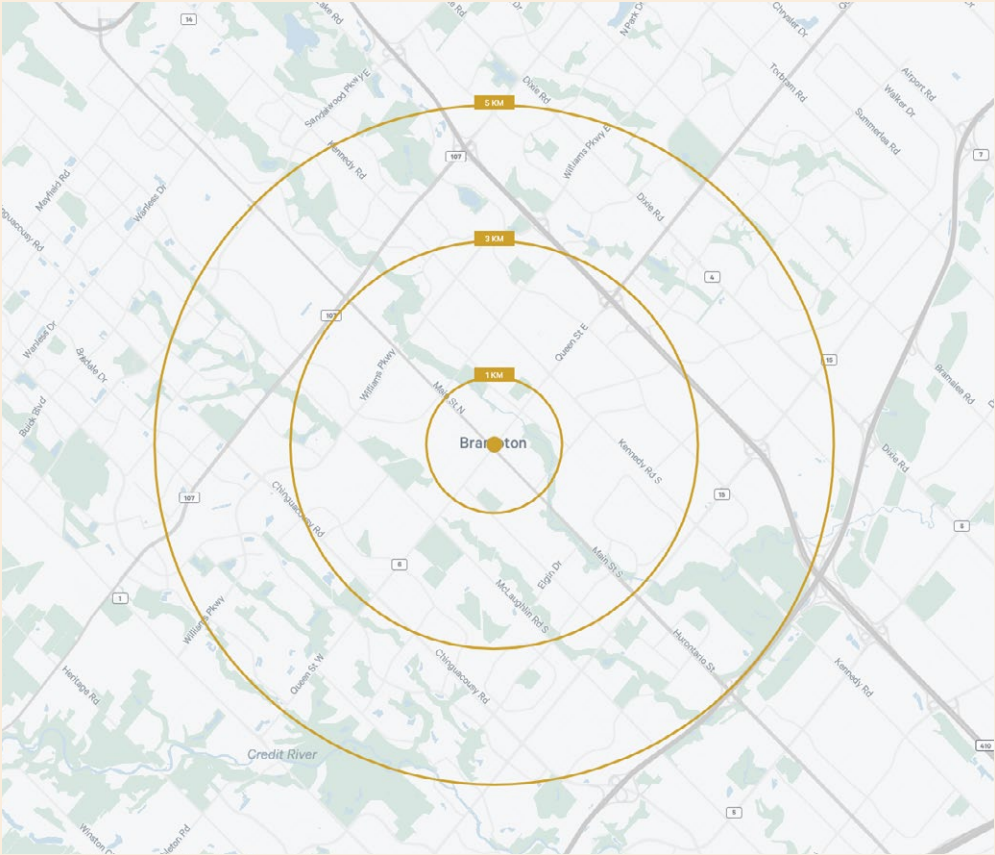
- Permitted Commercial Uses Including:**
- Retail establishments (with no outside storage).
 - Grocery stores or supermarkets.
 - Service shops and personal service shops.
 - Banks, trust companies, or financial companies.
 - Offices.
 - Dry cleaning and laundry distribution stations.
 - Printing or copying establishments.
 - Custom workshops.
 - Dining room restaurants and take-out restaurants.
 - Places of commercial recreation.
 - Theatres.
 - Hotels or motels.
 - Health centres and community clubs.
 - Commercial schools.
 - Parking lots.
 - Temporary open-air markets.
 - Animal hospitals.
 - Apartment Dwellings: Permitted provided a maximum of 30% of the gross floor area is used for commercial purposes.
 - Supportive Housing: Residence Type 2.
 - Lodging Houses:.
 - Accessory Uses: Any purpose accessory to the other permitted purposes.

- Prohibited Uses**
- Convenience restaurants.
 - Garden centre sales establishments.
 - Taverns.
 - Taxi or bus stations.
 - Motor vehicle or boat sales, leasing, or repair shops.
 - Laundromats.
 - Places of worship.
 - Commercial uses above the ground floor of a building within 25 metres of the rear yard.

[CLICK TO VIEW PERMITTED USES AND REGULATION](#)

[CLICK TO VIEW ZONING BY LAW DC-2548](#)

Demographics



	TOTAL POPULATION 2025	POPULATION GROWTH 2025-2030	DAYTIME POPULATION 2025	HOUSEHOLD INCOME 2025
1 KM	12,051	9.0%	15,451	\$92,891
3 KM	121,162	3.8%	102,622	\$106,790
5 KM	328,781	6.2%	271,557	\$117,788

*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

FOR MORE INFORMATION, PLEASE CONTACT:

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SUBURBAN RETAIL TEAM