



For
Sale

1594

Queen
Street West



Executive Summary

On behalf of the Vendor, Colliers International (the “Advisor”) is pleased to offer for sale a 100% freehold interest in 1594 Queen Street West (the “Property”) Roncesvalles Village.

Mixed-use investment or owner-user opportunity on Queen Street West. This 2,066 sq ft building features a vacant ground floor retail space offering immediate occupancy or lease-up potential.

Situated in one of Toronto’s most dynamic retail corridors, the property benefits from exceptional pedestrian traffic, strong surrounding tenancy, and longterm growth fundamentals.

The building is separately metered, providing flexibility for future leasing and expense recovery structures. Value-add opportunity for investors seeking to reposition and increase income, or for owner-users looking to establish a presence in a premier location while benefitting from in-place residential cash flow.



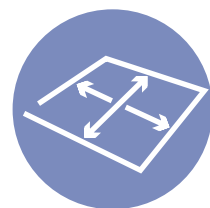
Property Summary

1594 Queen Street West is a rare freestanding commercial building located in the heart of West Toronto, along the vibrant Queen Street West corridor.

Positioned within one of the city's most dynamic and creative neighbourhoods, the property benefits from exceptional visibility, strong pedestrian traffic, and close proximity to a diverse mix of retail, dining, and transit options.

Take advantage of this unique opportunity to acquire a high-quality asset in one of Toronto's most sought-after and continually evolving submarkets.

Address	1594 Queen Street West, Toronto, ON
Legal Description	PT LT 2-3 PL 461 PARKDALE AS IN CA747549; CITY OF TORONTO
Building Area	2,066 SF Ground floor retail space
Parking	1 space
Lot Size	1,752 SF
Site Dimensions	16.37 ft x 107.00 ft
Zoning	CR 2.5 (c1.0;r2.0) SS2 (x1766) Official Plan: Mixed-Use Areas (Including Residential)
Taxes	\$12,400 (2026)
Sale Price	\$1,150,000



2,066 SF of
Retail Multi-Use Building



Future Leasing & Expense
Recovery Structures



Income Generating Second-
Floor Residential Unit



Strong Surrounding Tenancy, &
Longterm Growth Fundamentals

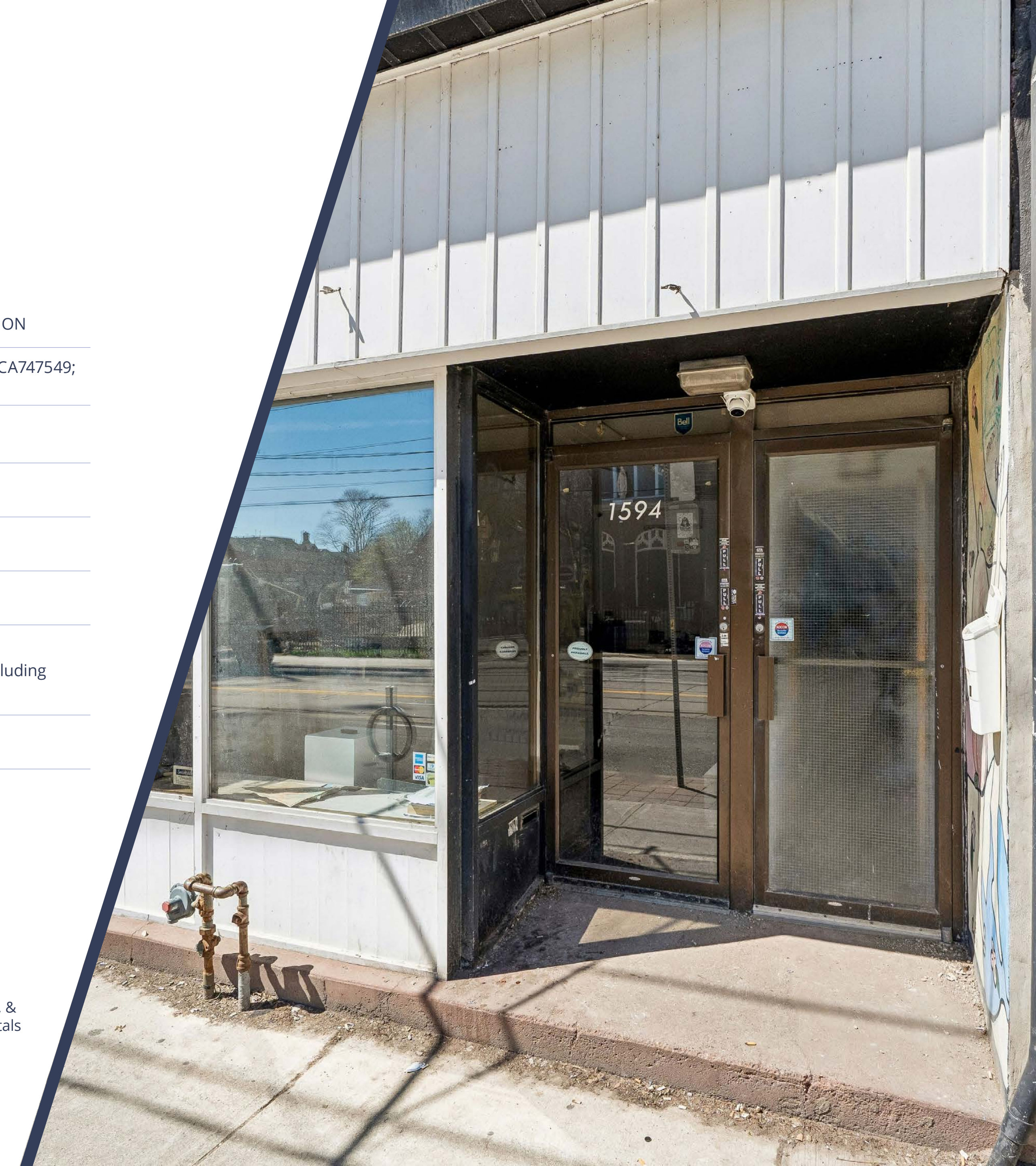


Photo Gallery



Location Overview



93

Walk Score



80

Transit Score



86

Bike Score

1594 Queen Street West is a prominently positioned mixed-use building at the intersection of Queen West and Roncesvalles, offering excellent street visibility and strong pedestrian activity.

The property benefits from immediate access to the 501/301 Queen and nearby 504 King streetcar lines, allowing for a sub-20-minute commute to downtown Toronto and efficient east-west connectivity. The location is further enhanced by strong cycling infrastructure, convenient access to Lake Shore Boulevard and the Gardiner Expressway, and close proximity to Sorauren Park, High Park, Sunnyside Beach, and the Lake Ontario waterfront, all within one of Toronto's most vibrant and amenity-rich neighbourhoods.





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