



— RAW LOWER LEVEL · BLANK CANVAS · KING WEST / NIAGARA —

76 Stafford Street

UNITS B100 + B101 · TORONTO, ON

LOWER-LEVEL RETAIL SPACE FOR LEASE

TWO UNITS FOR LEASE · OR ONE UNIT COMBINED

UNIT B100

3,700 SF

SEPARATE UNIT

UNIT B101

1,865 SF

SEPARATE UNIT

COMBINED

5,565 SF

ONE UNIT

AVAILABLE

Immediate

NET RENT

Call Broker

TMI (2025)

\$15.82 PSF

WALK SCORE

97 · Paradise

IDEAL USES

Yoga · Pilates · Fitness · Wellness · Professional · Medical

"Strategic Moves. · Pivotal Results."

OVERVIEW

Property Highlights

76 STAFFORD STREET · B100 + B101
KING WEST / NIAGARA · TORONTO, ON

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3,700 SF

SEPARATE UNIT

UNIT B101

1,865 SF

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COMBINED

5,565 SF

ONE UNIT

TMI (2025)

\$15.82

PER SF

Two contiguous lower-level units at the base of a renovated circa-1906 brick-and-beam building on the north-west corner of Stafford Street and Adelaide Street West, in the heart of King West / Niagara. **Available as two separate units — B100 (3,700 SF) and B101 (1,865 SF) — or combined for 5,565 SF**, each with its own street-level entrance. Offered raw and open — a true blank canvas with heritage brick columns, roughly 9-ft ceilings, washrooms in place, interior stair access and a building freight elevator. Well suited to fitness and wellness operators, studios, professional and medical users seeking character space at value rent in one of Toronto's most established Downtown West corridors.

KEY HIGHLIGHTS

- ◆ **Two separate units available** — lease B100 (3,700 SF) and B101 (1,865 SF) individually, each with its own entrance, or combine to 5,565 SF.
- ◆ **Raw, open blank-canvas floors** — flexible for yoga, pilates, fitness, wellness, studio, professional or medical build-outs.
- ◆ **Heritage brick-and-beam character** — exposed masonry columns in a circa-1906 building renovated in 2019.
- ◆ **Value occupancy** — TMI \$15.82 PSF (2025); net rent on application. Efficient lower-level economics.
- ◆ **Walker's / Rider's Paradise** — Walk 97, Transit 93, Bike 92; 504 King & 501 Queen streetcars ~0.2 km.
- ◆ **Building freight elevator** — plus interior stair access to the lower level.



INTERIOR · HERITAGE BRICK COLUMNS



INTERIOR · OPEN FLOOR & PIERS

NEIGHBOURHOOD

Location & Demand Drivers

STAFFORD × ADELAIDE ST W
KING WEST / NIAGARA ·
DOWNTOWN WEST

TRANSIT

0.2 km

504 KING & 501 QUEEN

HERITAGE

1906 / 2019

BUILT · RENOVATED

DISTRICT

King West

NIAGARA · DOWNTOWN WEST

76 Stafford sits at the signalized north-west corner of Stafford Street and Adelaide Street West — equidistant between the King Street West and Queen Street West corridors and a short walk from Liberty Village and Ossington. One of Toronto's most active live-work districts, blending creative office, residential, dining and nightlife, with strong daytime and evening population to support studio, wellness, service and boutique medical uses.

NEARBY DEMAND DRIVERS

Liberty Village

CREATIVE / OFFICE

Ossington Strip

DINING · NIGHTLIFE

King St W

RESTAURANTS · BARS

Queen St W

RETAIL · CULTURE

Trinity Bellwoods

PARK · NORTH

Stanley Park

GREEN SPACE

Massey Harris Park

ADJACENT GREEN

Liberty Market

RETAIL / FOOD

504 / 304 King

STREETCAR · 0.2 KM

501 / 301 Queen

STREETCAR · 0.2 KM

63 Ossington

BUS · 0.2 KM

Gardiner / Lakeshore

HIGHWAY SOUTH



EXTERIOR · STAFFORD × ADELAIDE W CORNER

LEASING INSIGHT

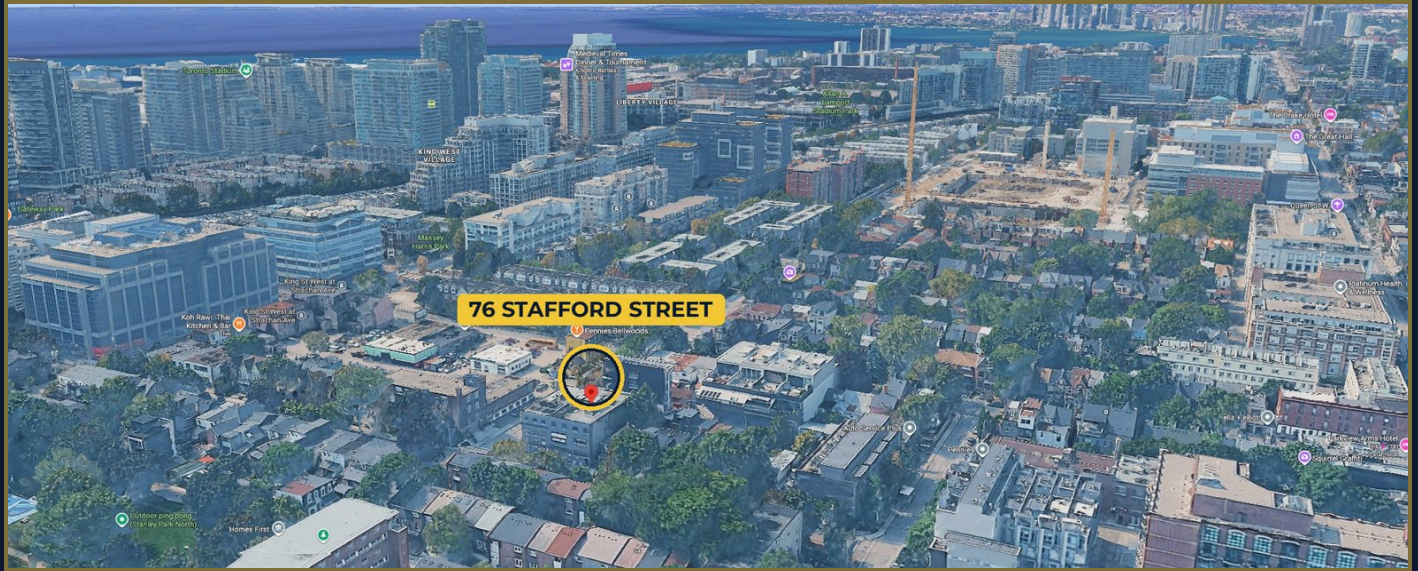
An established King West / Niagara position, streetcar access at the corner, and a renovated heritage building support fitness, wellness, studio, professional and medical tenants seeking character lower-level space at value rent in Downtown West.

SITE AREA

Aerial & Context

76 STAFFORD STREET
KING WEST / NIAGARA · TORONTO WATERFRONT

Positioned between the King West and Queen West corridors, steps from Liberty Village and a short reach to the Lake Ontario waterfront. The site (highlighted) is framed by Massey Harris Park, Stanley Park and the dense King West / Liberty Village live-work cluster, with the Gardiner / Lakeshore corridor to the south.



AERIAL · LOOKING NORTH TOWARD LIBERTY VILLAGE, KING WEST VILLAGE & THE WATERFRONT



AERIAL · LOOKING WEST TOWARD STANLEY PARK, FORT YORK & BILLY BISHOP

Imagery: Google Earth. Yellow marker denotes the approximate location of 76 Stafford Street and is for general context only. E.&O.E.

Trade Area Profile

MOBILITY & ACCESSIBILITY — 76 STAFFORD STREET

WALK SCORE

97

WALKER'S PARADISE

TRANSIT SCORE

93

RIDER'S PARADISE

BIKE SCORE

92

BIKER'S PARADISE

DENSITY

~14,100

RESIDENTS / KM² · NIAGARA

TORONTO MEDIAN HH

\$84,000

HOUSEHOLD INCOME · 2021

TENURE

~48%

RENTER HH · TORONTO 2021

The immediate Niagara neighbourhood is among Toronto's most densely populated, at roughly 14,100 residents per square kilometre, and forms part of a much larger Downtown West catchment spanning King West, Liberty Village, Trinity-Bellwoods and the King-Spadina employment district. The corridor skews to young professionals with above-average disposable income, alongside a substantial daytime office workforce — a demand base well-matched to fitness, wellness, studio, professional and boutique medical tenants.

TRANSIT AT THE CORNER

- **504 / 304 King** streetcar · 0.2 km
- **501 / 301 Queen** streetcar · 0.2 km
- **63 Ossington** bus · 0.2 km
- **511 Bathurst** streetcar · 0.7 km
- **Downtown core** · ~5 min drive / ~9 min bike

WHO THRIVES HERE

- ◆ **Health & wellness** — yoga, pilates, fitness, physio
- ◆ **Studio & creative** — production, design, maker
- ◆ **Professional services** — office, consulting
- ◆ **Boutique medical** — clinic, dental, aesthetics

Sources: Statistics Canada, 2021 Census of Population; City of Toronto Neighbourhood Profiles (Niagara) — density reflects 2016 Census neighbourhood data; Walk Score® (Walk / Transit / Bike). Toronto median household income and tenure are City-of-Toronto figures shown as benchmarks. Figures approximate, for general context only. E.&O.E.

SPACE

Floor Plan & Demising

BASEMENT · B100 + B101
TWO UNITS · OR ONE COMBINED

COMBINED

5,565 SF

B100 + B101

UNIT B100

3,700 SF

LARGER FLOOR

UNIT B101

1,865 SF

SECONDARY FLOOR

SERVICES

WC + Lift

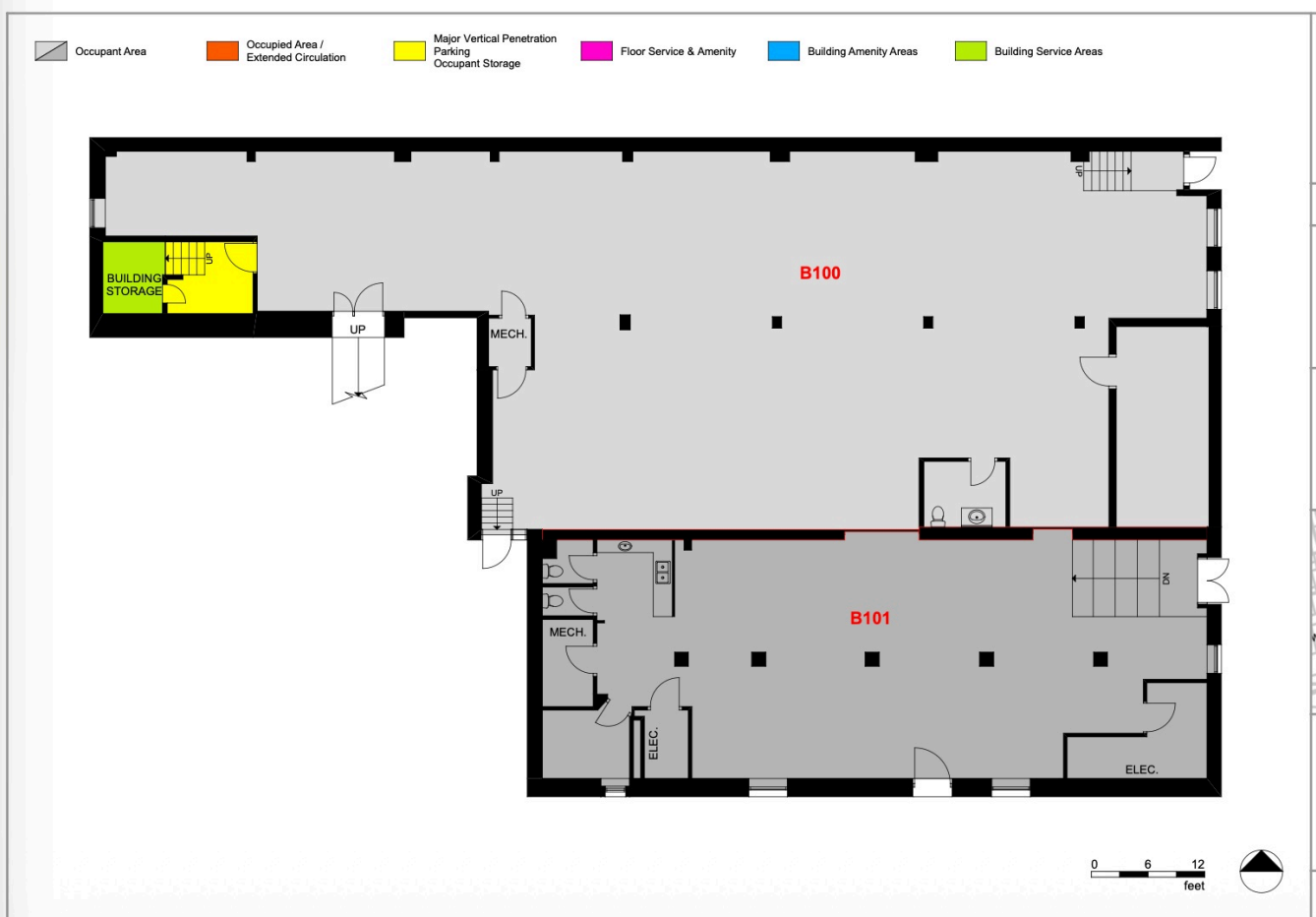
WASHROOMS ·
FREIGHT ELEV.

LEASING FLEXIBILITY

Lease B100 and B101 as two separate units — or combine the full 5,565 SF.

FLOOR PLAN · BASEMENT · BOMA

SUITE B100 + B101 · NOT TO SCALE



FLOOR AREA

Open, column-supported lower-level floors. B100 is the larger contiguous footprint; B101 adjoins for a combined 5,565 SF, each with its own street entrance.

WASHROOMS & BOH

Existing washrooms and mechanical / electrical rooms in place; back-of-house roughed for build-out.

FLEXIBILITY

Raw blank-canvas plan suits yoga, pilates, fitness, wellness, studio, professional or medical fit-outs.

ACCESS & SERVICES

~9-ft ceilings, heritage brick columns, interior stair access and a building freight elevator. Power: call broker.

Floor plan reproduced from the building's BOMA 2010 Method A measurement (Extreme Measures Inc., prepared for Hullmark Developments Ltd.). Areas and dimensions are approximate and should be verified by the tenant or tenant's architect prior to lease execution. E.&O.E.

THE SPACE

Interior Gallery

BASEMENT · B100 + B101
RAW · OPEN · BLANK CANVAS

Open, column-supported lower-level floors offered raw and build-out ready. Lease B100 and B101 as two separate units, each with its own street-level entrance, or combine for a single 5,565 SF floor — a flexible blank canvas for fitness, wellness, studio, professional or medical fit-outs.



OPEN FLOOR PLATE · STAIR & DAYLIGHT BEYOND



COLUMN GRID · OPEN SPAN



THROUGH-FLOOR VIEW · REAR SERVICE ACCESS



BLANK-CANVAS FLOOR · BUILD-OUT READY

Photography depicts the space in as-is condition; contents shown are not included. E.&O.E.

SITE

Building & Site Context

76 STAFFORD ST (850 ADELAIDE W)
NW CORNER · STAFFORD × ADELAIDE
W

BUILDING

Brick & Beam

CIRCA 1906

FRONTAGE

Corner

TWO STREET FRONTAGES

RENOVATED

2019

CAPITAL UPGRADE

ENTRANCES

Two

SEPARATE · STREET LEVEL



INTERIOR · HERITAGE BRICK & LOADING DOOR



INTERIOR · NATURAL LIGHT & STAIR ACCESS

CORNER POSITION

Signalized NW corner of Stafford & Adelaide W with dual street frontage, two separate street-level entrances and strong neighbourhood visibility.

TRANSIT

504/304 King & 501/301 Queen streetcars ~0.2 km; 63 Ossington bus; 511 Bathurst ~0.7 km.

ACCESS & FREIGHT

Building freight elevator and interior stairs to the lower level. No dedicated on-site parking; metered street parking nearby.

HERITAGE

Circa-1906 steel-frame, clay-brick building renovated in 2019 — brick-and-beam character throughout.

Building and site context illustrative. Building facts compiled from public listing records and believed reliable but not warranted. Unit locations, dimensions and configurations are subject to change and should be independently verified. E.&O.E.

— OFFERED BY —



Pivotal Commercial Realty Inc., Brokerage · ADMP Commercial Realty Inc., Brokerage

"Strategic Moves. Pivotal Results."

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FOR LEASE

76 Stafford Street

UNITS B100 + B101 · TORONTO, ON

Two Units For Lease — 3,700 SF + 1,865 SF — or 5,565 SF Combined · King West

3,700

B100 · SF

1,865

B101 · SF

5,565

COMBINED · SF

Now

AVAILABLE

"A raw King West lower-level canvas. Contact us today for a site visit tour."

All information has been obtained from sources deemed reliable. Pivotal Commercial Realty Inc., Brokerage makes no representations as to its accuracy. All figures subject to change without notice. E.&O.E.

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