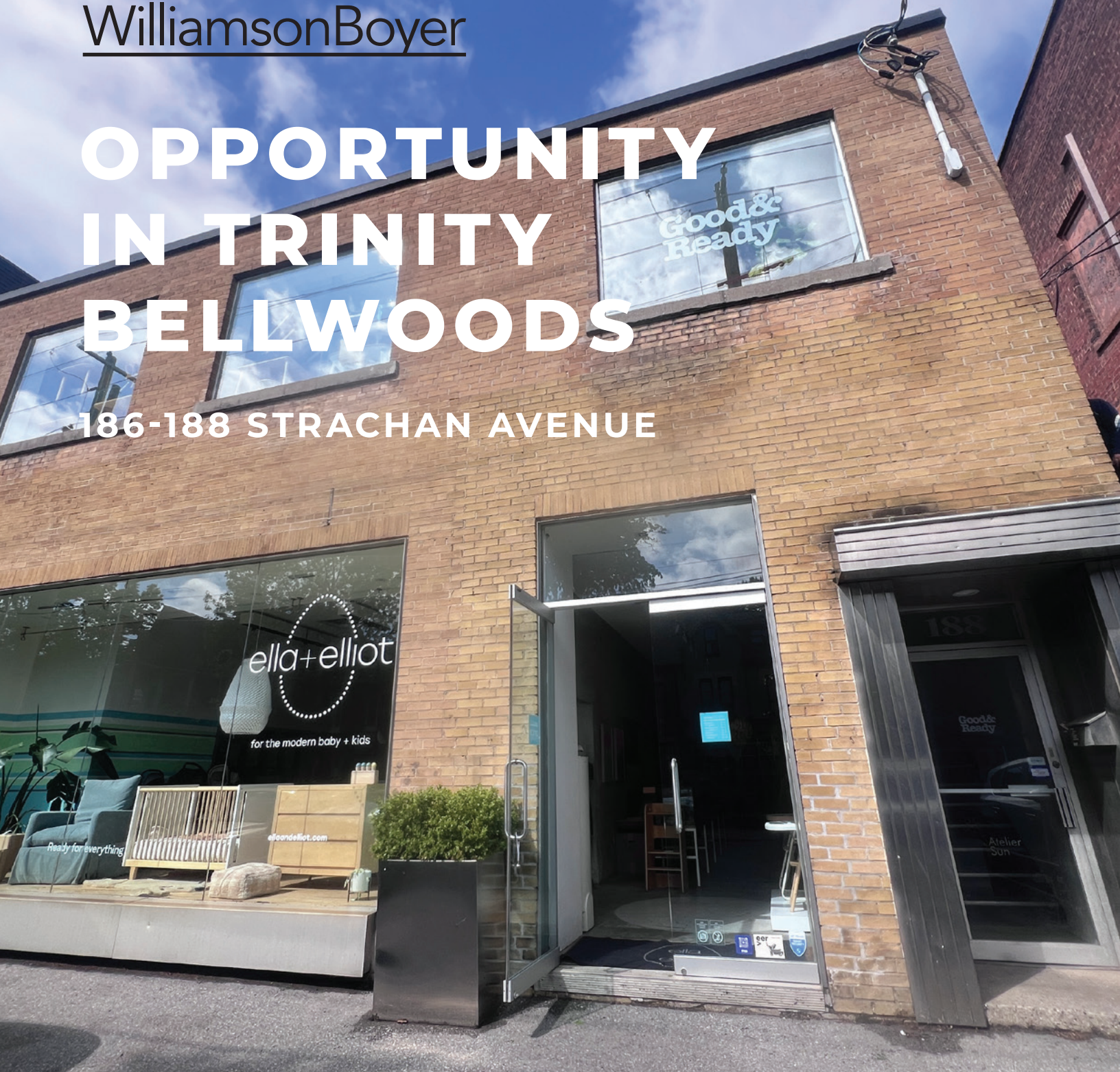


WilliamsonBoyer

# OPPORTUNITY IN TRINITY BELLWOODS

186-188 STRACHAN AVENUE



This presentation has been prepared by WilliamsonBoyer. We are a West-end Toronto real estate team specializing in thoughtfully marketed residential and commercial properties in central neighbourhoods including Trinity Bellwoods, Queen West, Little Portugal, and surrounding urban communities. WilliamsonBoyer combines boutique client service with the institutional reach of Bosley Real Estate.

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# EXECUTIVE SUMMARY

**186-188 Strachan Avenue** presents a rare opportunity to bring to market a prominent mixed-use commercial property in one of Toronto's most desirable urban neighbourhoods. Located just south of Queen Street West and steps from Trinity Bellwoods Park, the property offers exceptional exposure, flexible CR zoning, and strong appeal to investors, owner-users, and developers.

# PROPERTY SNAPSHOT

**ADDRESS:** 186-188 Strachan Avenue, Toronto

**SQUARE FEET:** Approx. 5000 sq. ft

**YEAR BUILT:** 1944 (MPAC)

**CONFIGURATION:** Two-Storey Mixed-Use Commercial Building

**LOT DIMENSIONS:** 52.95 ft x 65.39 ft

**LOT AREA: APPROX.** 3,462 sq. ft.

**ZONING:** CR3 (c1.5;2.5\*1770),R(d1\*868)

**LOCATION:** South of Queen Street West, near Trinity Bellwoods Park

**PROPERTY TAXES (2025):** \$46,829.34.

**BOULEVARD PARKING PERMIT (ADDITIONAL):** \$1,030/year

**THE LANEWAY TBHOA:** \$1,760/year

## VACANT POSSESSION

(Retail Aug 31/26, Front Office June 30/26, Back office month to month)



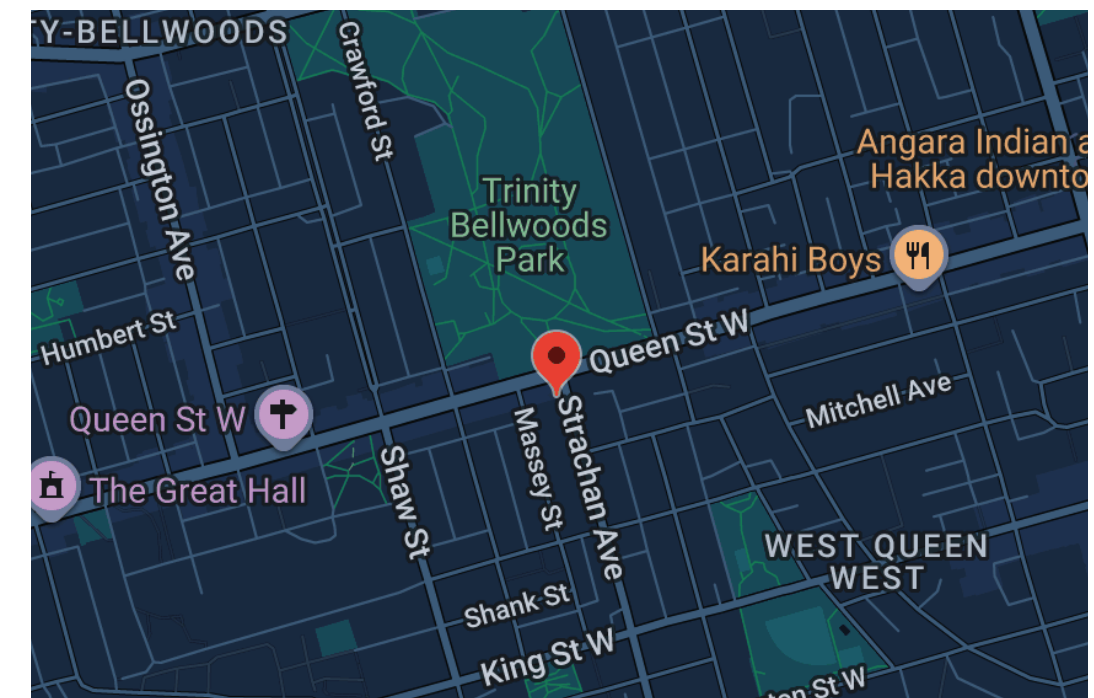
# LOCATION HIGHLIGHTS

The property benefits from an irreplaceable location in the heart of Toronto's west downtown core.

## Key Advantages

- Steps to Queen West retail corridor
- Across from Trinity Bellwoods neighbourhood amenities
- Strong pedestrian and vehicular visibility
- Surrounded by affluent residential communities
- Immediate access to public transit
- Proximity to Ossington, King West, and Liberty Village

The neighbourhood continues to experience commercial demand driven by boutique retail, hospitality, wellness, and creative office users.



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## HIGHEST & BEST USE

### 1. Investment Opportunity

A mixed-use asset capable of generating long-term income through retail and upper-floor commercial or studio leasing.

### 2. Owner/User Opportunity

Ideal for businesses seeking flagship space with operational flexibility, including:

- Creative office users
- Hospitality operators
- Wellness and fitness brands
- Design studios
- Boutique retail operators

### 3. Future Redevelopment Potential

CR3 zoning supports long-term intensification and adaptive reuse, adding value for redevelopment-minded purchasers.

## PRICING

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Asking Price      **\$4,995,000**

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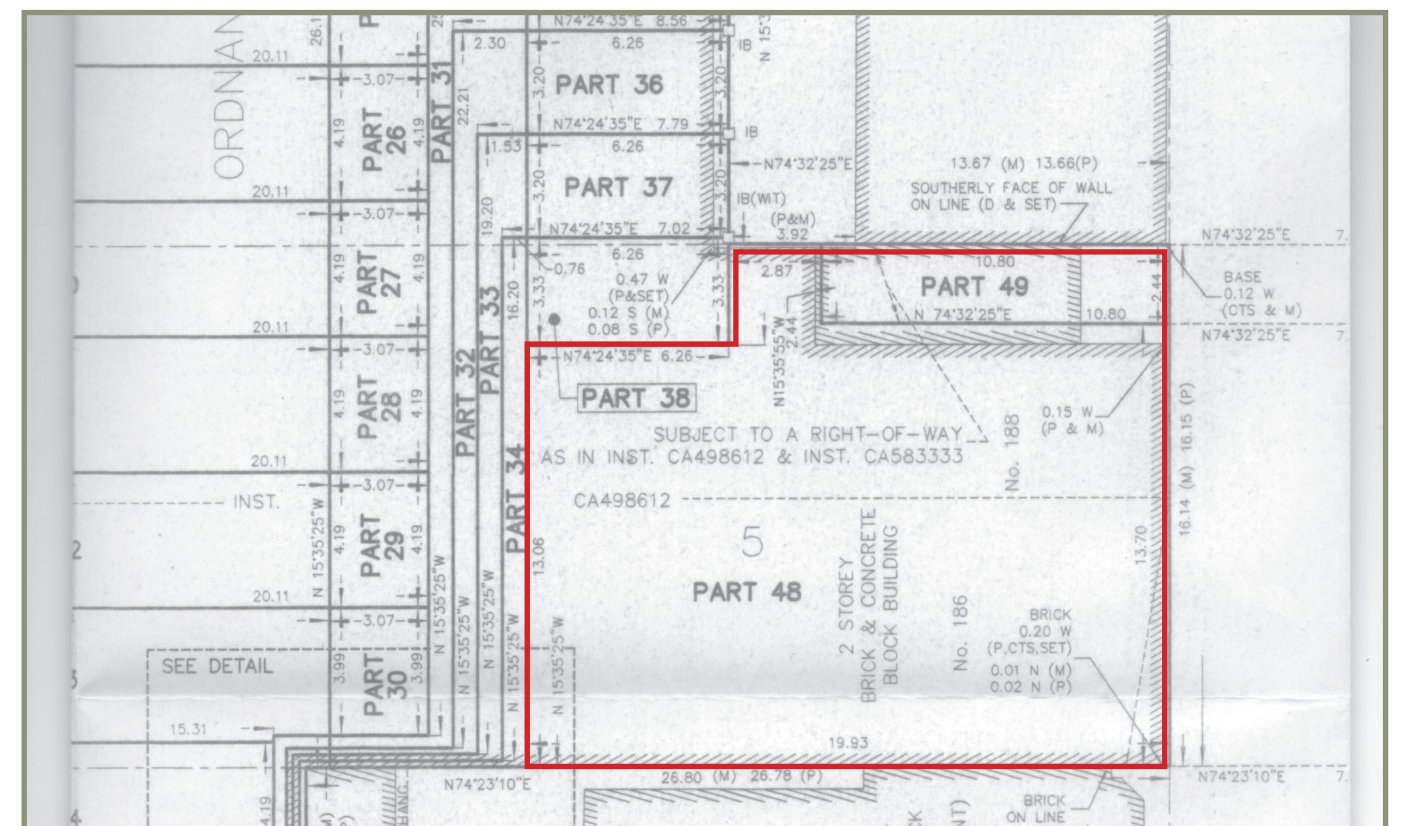
# WHY 186-188 STRACHAN AVENUE IS UNIQUELY POSITIONED

Offers a rare combination of scale, frontage, and zoning flexibility in one of Toronto's most tightly held west-end neighbourhoods.

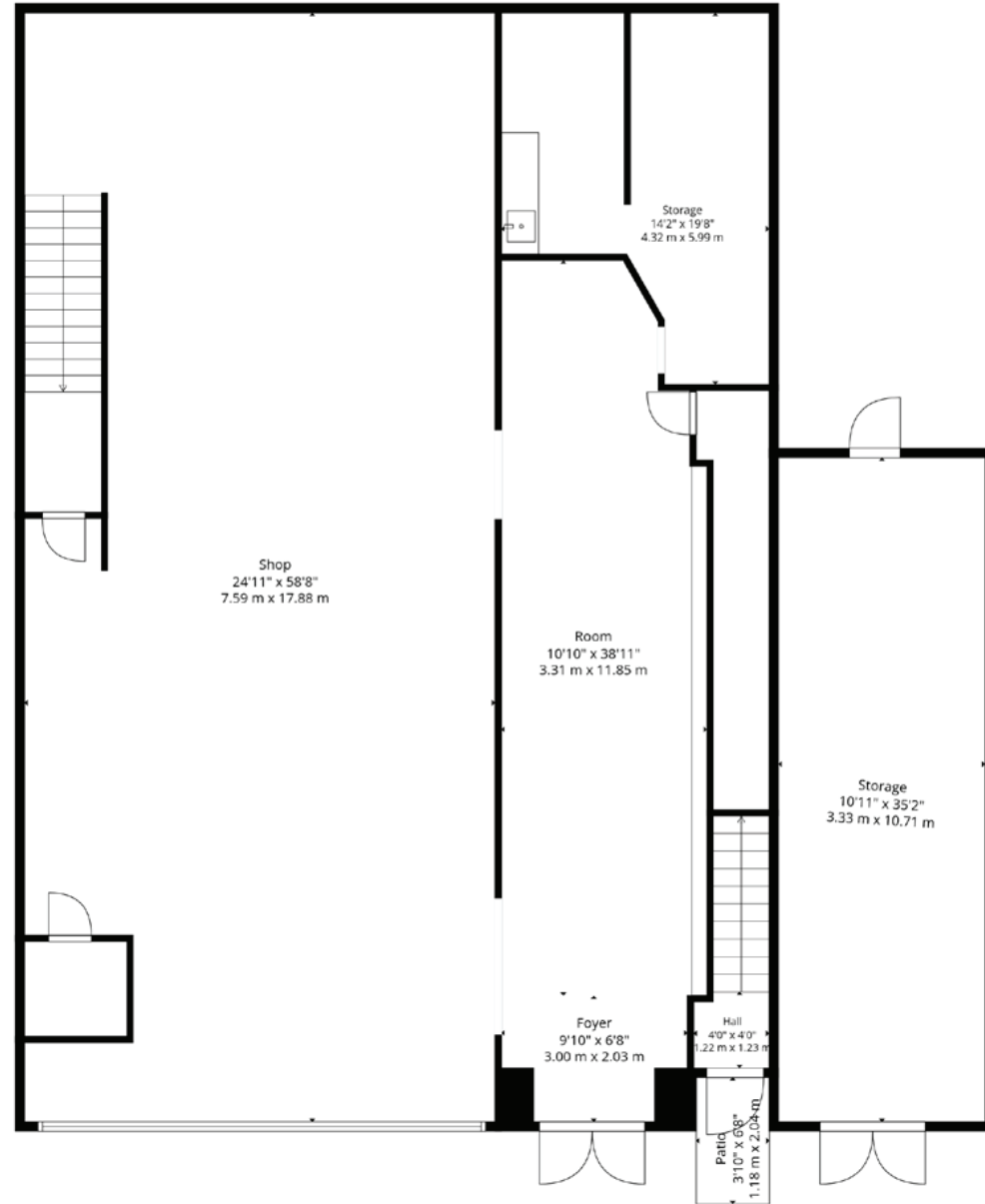
- Key factors driving purchaser interest include:
- Prominent 52.95-foot frontage on Strachan Avenue
- Flexible CR zoning allowing a wide range of commercial and residential uses
- Strong surrounding demographic profile
- Immediate proximity to Trinity Bellwoods, Queen West, and Ossington
- Scarcity of similarly scaled mixed-use assets in the neighbourhood

This creates an opportunity to attract multiple buyer profiles, including investors, owner-users, and redevelopment groups.

## 186-188 STRACHAN AVENUE SURVEY



# FLOOR PLANS



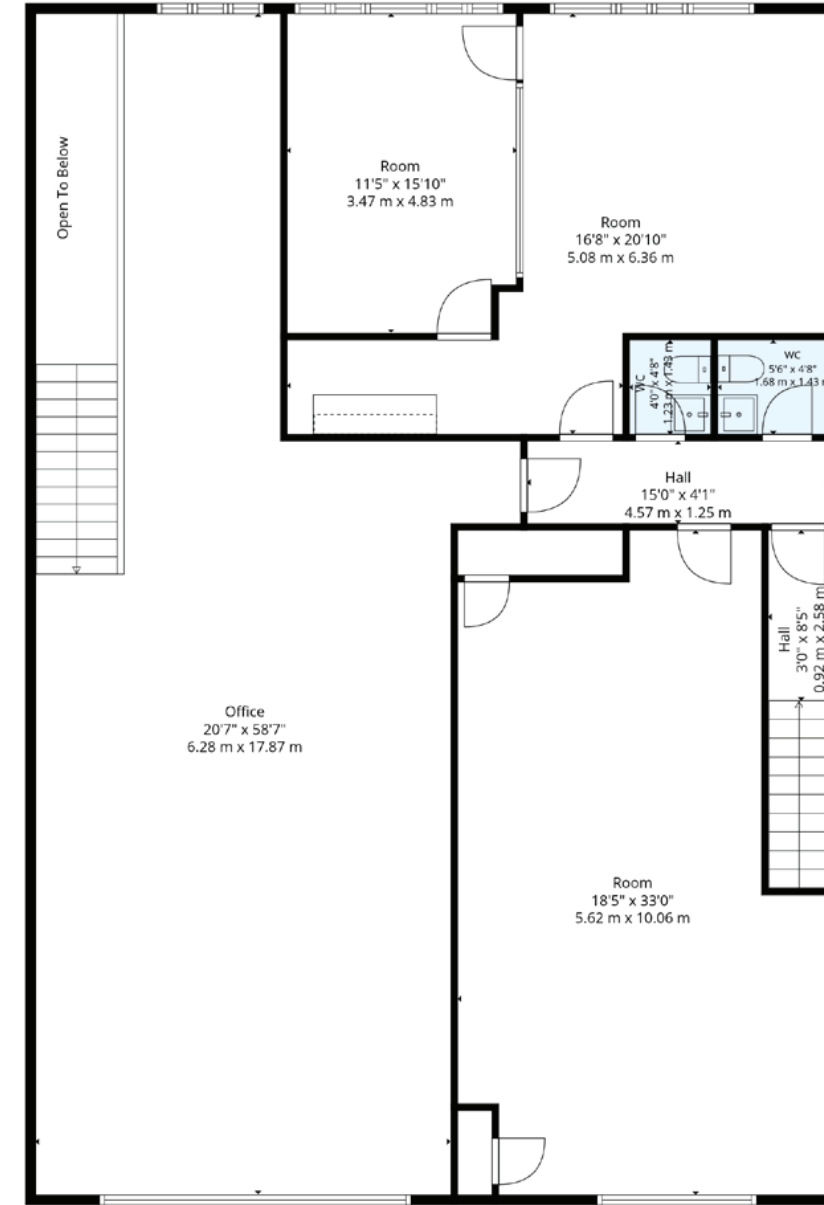
**Total: 4332 sq. Ft, 402 m2**

Ground Floor: 2092 sq. Ft, 194 M2, 1st Floor: 2240 sq. Ft, 208 m2

Excluded Areas: Storage: 606 sq. Ft, 57 M2, Patio: 26 sq. Ft, 2 M2, Open To Below: 70 sq. Ft, 7 M2,

Walls: 211 sq. Ft, 18 m2

Information Is Calculated By Air Unlimited Corp. : Deemed Highly Reliable But Not Guaranteed.



**Total: 4332 sq. Ft, 402 m2**

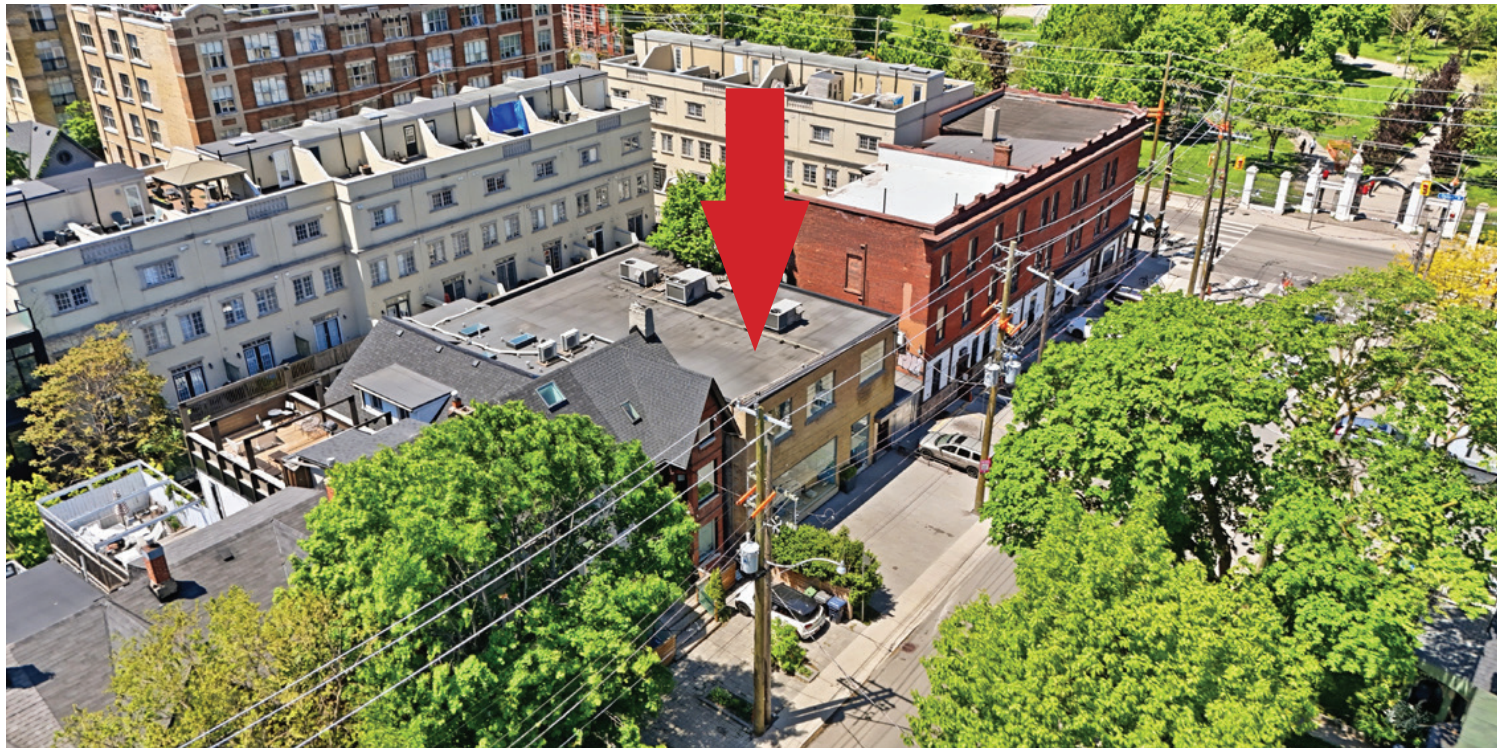
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Walls: 211 sq. Ft, 18 m2

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# PROPERTY PHOTOS



# RETAIL



OFFICE 1



OFFICE 2



# POTENTIAL USE CASE

THE COURTYARD - RESTAURANT - VIRTUAL MOCK UP



POTENTIAL USE CASE

FORM STUDIO - FITNESS STUDIO - VIRTUAL MOCK UP



POTENTIAL USE CASE

STRACHAN RESIDENCES - BOUTIQUE RESIDENCES - VIRTUAL MOCK UP



# POTENTIAL USE CASES

STRACHAN MARKET - BOUTIQUE GROCER - VIRTUAL MOCK UP



# COMMERCIAL & INDUSTRIAL REPORT



Property Address	186-188 STRACHAN AVE
Municipality	CITY OF TORONTO
Roll Number	190404153002495
Property Code & Description	410 - Retail - one storey, generally under 10,000 s.f.

## Property Details

Valuation Date	January 1, 2016		
Frontage (ft)	52.95	Depth (ft)	65.39
Site Area (A)	0.08	Zoning	CR3(c1.5;r2.5*1770),R(d1*868)

Business Name	Business Mailing Address
GINAGLASS INCORPORATED	

## Permit Details

Number	Issue Date (yyyy/mm/dd)	MPAC Work Description	MPAC Status
17112155PSA00PS	2017/02/08	Plumbing	CLOSED

Total RCN for Building	-	Total Int. Office Area (sqft)	-
Total RCNLD for Building	-	Total Heating Area (sqft)	-
Year Built Range	-	Max Height (ft)	-

BIN	Bldg No.	Structure Desc.	Year Built	Building Use	Floor Area(sqft)	Int. Off Area(sqft)	Height (ft)	Floor Level
-	-	-	-	-	-	-	-	-

## Small Retail

Structure Description	RETAIL STORE	Total Area (sqft)	5,000
Year Built	1944	Number of Storeys	2
First Floor Area (sqft)	2,500	Second Floor Area (sqft)	2,500
Third Floor Area (sqft)	-	Fourth Floor Area (sqft)	-
Finished Basement (sqft)	-	Unfinished Basement (sqft)	-

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