

228

QUEEN STREET WEST

PRIME RETAIL SPACE FOR LEASE



CBRE

QUEEN STREET WEST

228

PROPERTY HIGHLIGHTS

The property is ideally situated on the north side of Queen Street West, between McCaul Street and St. Patrick Square, in the heart of one of Canada's busiest retail corridors.

Located in the historic Queen West neighborhood, this high-profile corner enjoys substantial daily foot and vehicle traffic.

The surrounding area boasts a mix of national and independent retailers, including Starbucks, Subway, Scotia bank, Chipotle, and Chick-fil-A.

RENTABLE AREA

3,050 Sq. Ft.

GROUND FLOOR

1,684 Sq. Ft.

SECOND FLOOR MEZZANINE

1,467 Sq. Ft.

BASEMENT

1,404 Sq. Ft.

NET RENT

Contact listing agent

ESTIMATED TMI

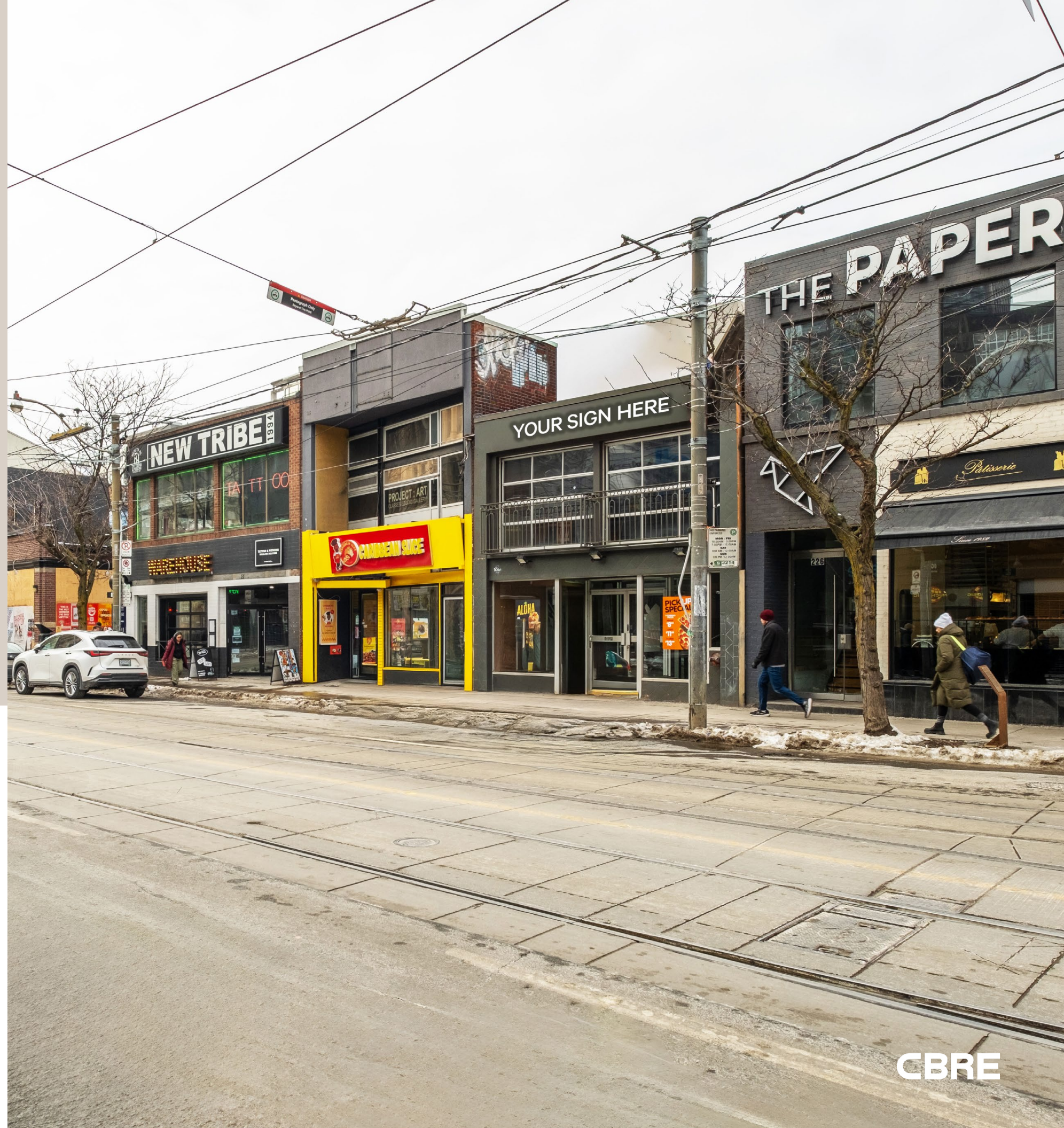
\$27.00 Per Sq. Ft.

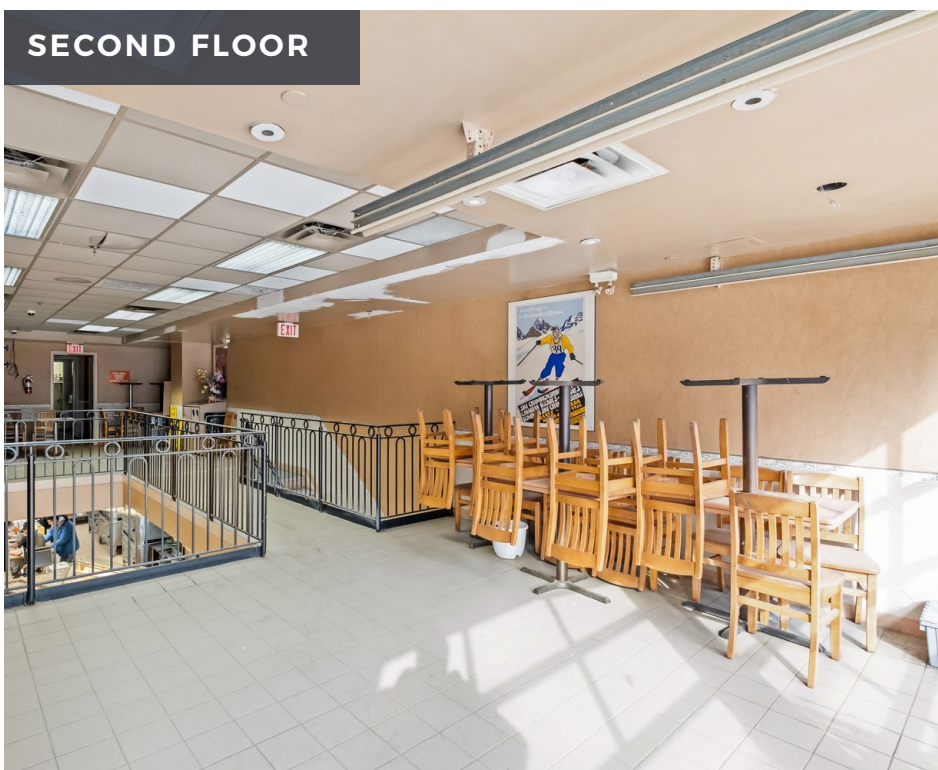
PARKING

3 Spots at rear

POSSESSION

Immediate

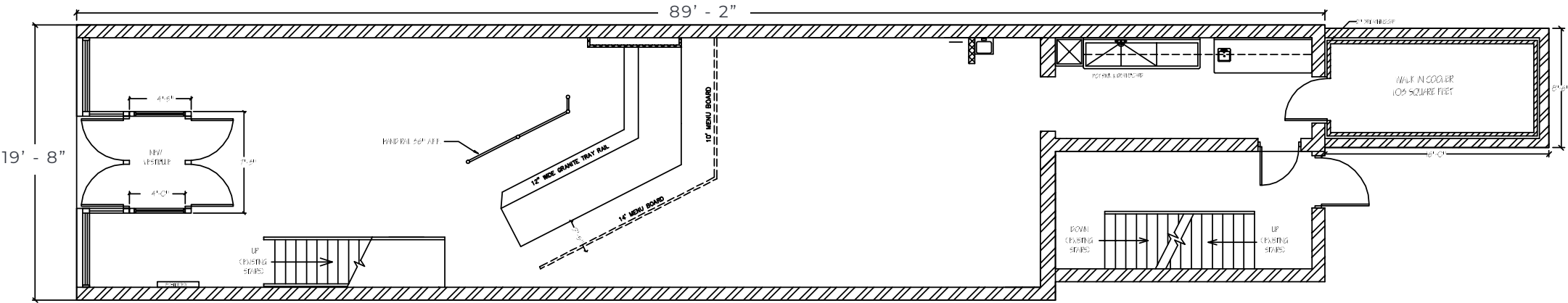




FLOOR PLANS

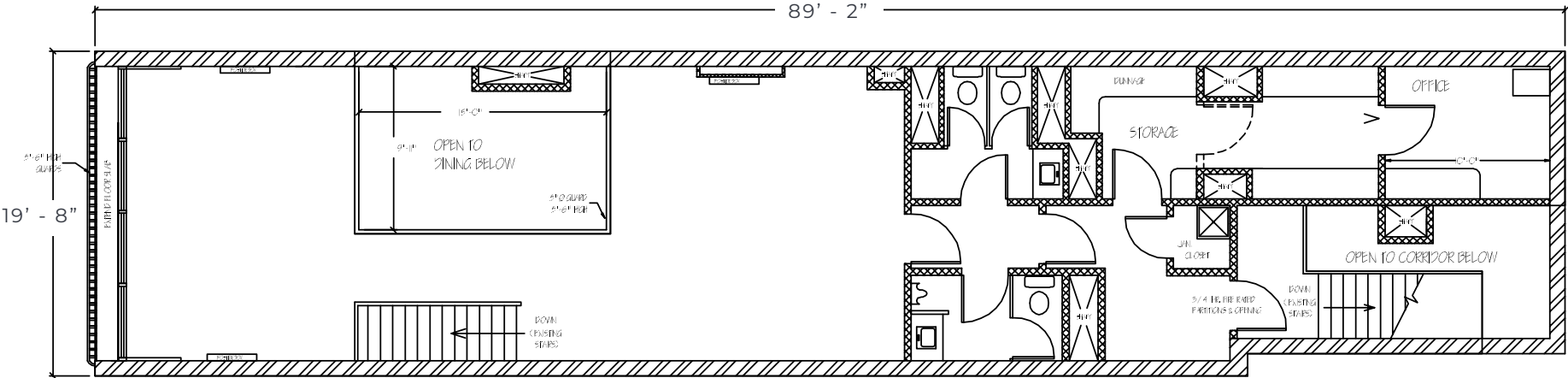
GROUND FLOOR

1,684 Sq. Ft. + 103 Sq. Ft. walk in cooler



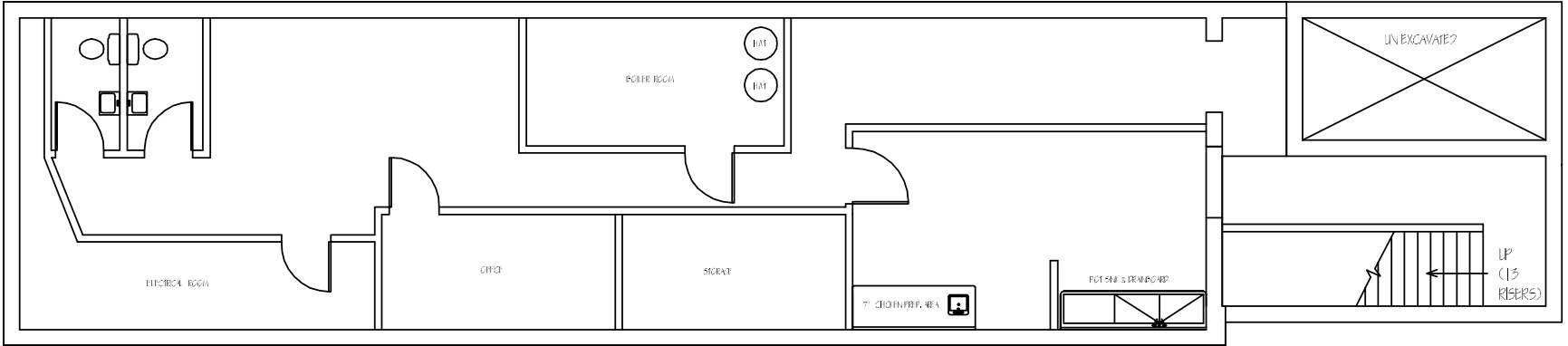
SECOND FLOOR

1,467 Sq. Ft.



BASEMENT

1,404 Sq. Ft.



Approximate sizes and layout, not to scale

URBAN RETREAT IN THE VIBRANT QUEEN STREET WEST NEIGHBORHOOD

228 Queen Street West is nestled in the heart of one of Canada's most prominent retail hubs, Queen Street West.

Queen West's prime location in Downtown Toronto, combined with notable residential and employment growth nearby, enables the area to consistently draw premium retail brands, restaurants, and bars, resulting in substantial pedestrian traffic throughout the week.



2025 DEMOGRAPHIC - 5 - 10min Walk Time



26,761

TOTAL
POPULATION



\$141,717

TOTAL
HOUSEHOLD INCOME



\$9,608

AVG. FOOD
EXPENDITURE
PER HOUSEHOLD



95%

WALK
SCORE



100%

TRANSIT
SCORE



80.2%

LABOUR FORCE
PARTICIPATION

2025 DEMOGRAPHIC - 15 - 20min Walk Time



69,179

TOTAL
POPULATION



\$143,839

TOTAL
HOUSEHOLD INCOME



\$10,246

AVG. FOOD
EXPENDITURE
PER HOUSEHOLD



95%

WALK
SCORE



100%


TRANSIT
SCORE



80.9%


LABOUR FORCE
PARTICIPATION

LOCATION & AMENITIES




A & W

Casper



Chick-fil-A



CIBC


Mountain Equipment Company

Score on Queen

Kinx


Spec's & Spec's

Fido



ARITZIA

Icebreaker



LCBO

BEVERLEY STREET



Shoppers Drug Mart

Black Market Vintage

Holy Cow Steakhouse

Garden View Grocery Store



Starbucks

German Doner Kebab

BMV Books



Queen Street Warehouse

New Tribe Tattoo


SUBJECT SITE

228
QUEEN STREET WEST

Aux Merveilleux De Fred

Alpha's Shawarma

MCCAUL STREET



Scotiabank

Korean Grill House

Queen Mother Cafe


Toni & Guy

Daily Press Juicery

Convenience Store

ST. PATRICK STREET

Isabella's Donuts



Planta Restaurant


QUEEN STREET WEST



Tim Hortons

Northeastern University Toronto

Peter Pan Bistro



TD Bank

Run and Repair

RYU

Timbuk2

Little Burgundy

Black Market Vintage



ALDO

Aldo

Arc'teryx

Foot Locker

One Of A Kind

Chipotle




CHIPOTLE
MEXICAN GRILL

Brasa Peruvian Kitchen

Mizzixa Gelateria & Cafe


JOHN STREET



Bell

Bell Media Headquarters

DUNCAN AVENUE




SUBWAY

Subway

Touhenboku Ramen


The Bombay Indian Grocery



ChickQueen

Hot Black Coffee

Osgoode Subway Station



CBRE

ZONING & PERMITTED USES



CITY OF TORONTO | ZONING BY-LAW (CR - EXCEPTION 2387) USES PERMITTED BUT NOT LIMITED TO:

USES WITHOUT CONDITION:

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre

USES WITH CONDITION:

- Amusement Arcade (23, 47)
- Cabaret (1)
- Club (1)
- Cogeneration Energy (56)
- Custom Workshop (16)
- Day Nursery (27)
- Drive Through Facility (37)
- Eating Establishment (1,33)
- Entertainment Place of Assembly (1, 46)
- Funeral Home (24)
- Hotel (4)
- Laboratory (15)
- Nightclub (2)
- Outdoor Patio (21)
- Outdoor Sales or Display (20)
- Place of Assembly (1, 29)
- Place of Worship (40)
- Private School (28)
- Public Parking (7,8,9,10,11)
- Public School (28)
- Public Utility (54,57)
- Recreation Use (1, 46)
- Renewable Energy (56)
- Retail Service (17)
- Retail Store (5)
- Service Shop (6)
- Sports Place of Assembly (46)
- Take-out Eating Establishment (1)
- Transportation Use (55)
- Vehicle Dealership(26)
- Vehicle Fuel Station(13,38)
- Vehicle Service Shop (13,39)
- Vehicle Washing Establishment (25)

[CLICK TO VIEW
CR - 2387
ZONING BY LAW](#)

[CLICK TO VIEW
CITY OF TORONTO
ZONING DEFINITIONS](#)

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



FOR MORE INFORMATION, PLEASE CONTACT:

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