

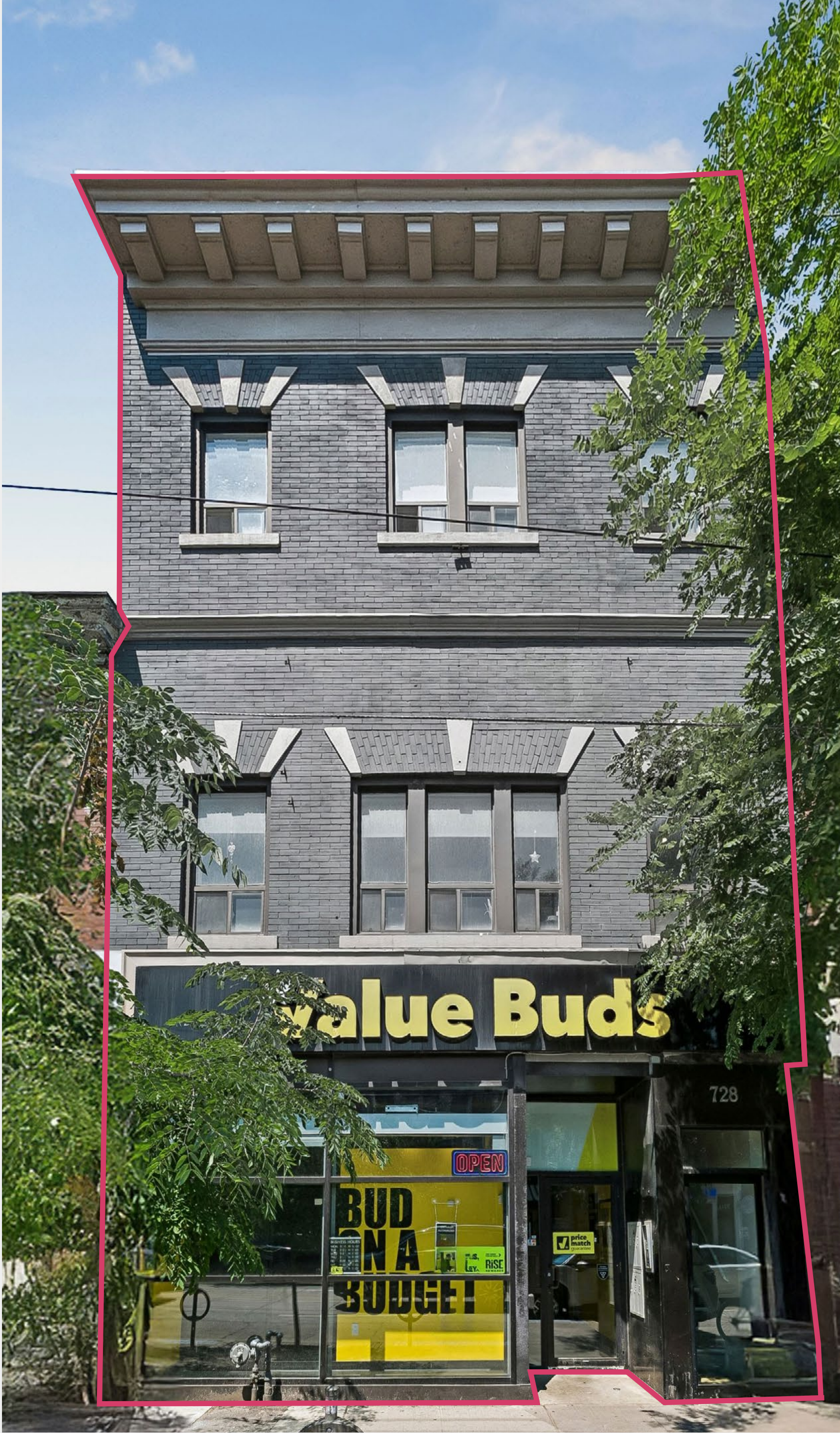
FOR SALE

728 & 732 QUEEN STREET EAST

TORONTO | ON

Premier Mixed-Use Investment
Opportunity in Toronto's Vibrant
Riverside Corridor

Colliers





EXECUTIVE SUMMARY

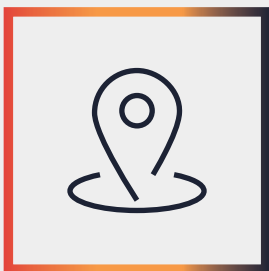
Income Stability, Urban Growth, and Long-Term Value Creation

728 & 732 Queen Street East represents a rare opportunity to acquire two complementary commercial properties within Toronto's thriving Riverside district. Offering a tenancy mix of retail uses and apartments, the properties benefit from exceptional visibility, strong surrounding demographics, and a location within a rapidly intensifying urban node.

Situated along one of Toronto's most established commercial arteries, the assets are strategically positioned to capitalize on sustained population growth, increased consumer spending,

and ongoing public and private investment throughout the East End. The combination of ground-floor retail exposure and upper-level residential accommodation creates a balanced income profile while providing future leasing flexibility and long-term appreciation potential.

Investors will benefit from a well-connected location, strong tenant demand fundamentals, and proximity to major transit infrastructure, employment hubs, and residential developments that continue to reshape the surrounding community.



PRIME QUEEN STREET
EAST FRONTAGE



MIXED-USE RETAIL
AND RESIDENTIAL CONFIGURATION



STABLE INCOME-
PRODUCING PROPERTIES



POSITIONED WITHIN A GROWTH-
ORIENTED URBAN MARKET

PROPERTY OVERVIEW

728 QUEEN STREET EAST, TORONTO

Site Area	2,519 SF (0.058 AC)
Building Area	Retail Area: 2,152 SF 2nd Floor: 1,750 SF 2nd Floor mezzanine: 550 SF 3rd Floor: 1,255 SF Total: 5,707 SF
Retail Tenant	Value Buds
Remaining Term	4.7 Years
Current Zoning	Commercial Residential – CR 2.5 (c2;r2*2294)
Official Plan	Mixed Use Areas

732 QUEEN STREET EAST, TORONTO

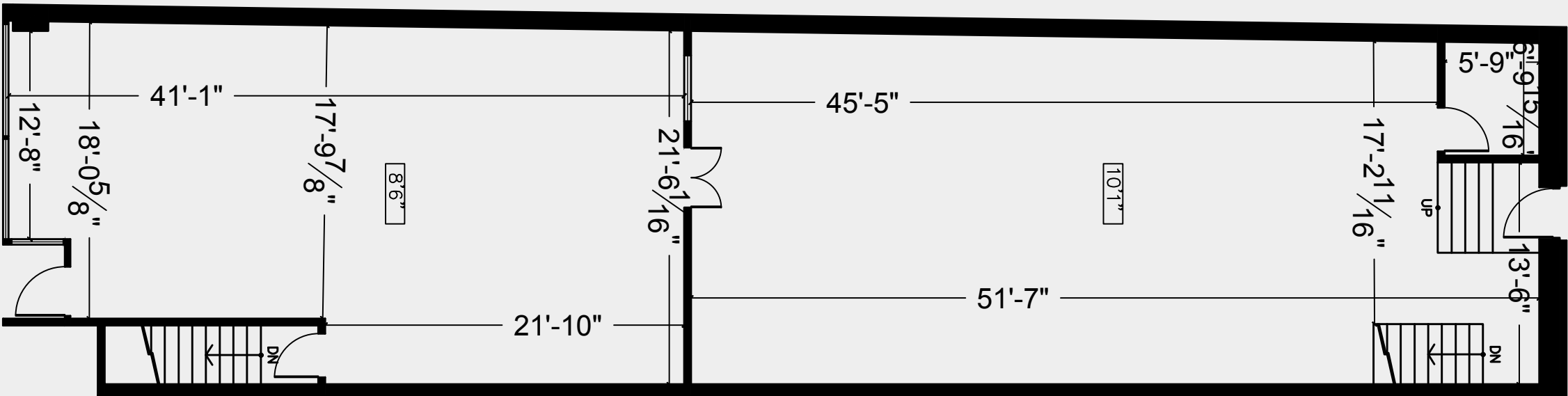
Site Area	1,905 SF (0.048 AC)
Building Area	Retail Area: 1,582 SF Retail Mezzanine: 280 SF Apartment Area: 980 SF Total: 2,842 SF
Retail Tenant	Fevers Vintage Clothing
Remaining Term	4.8 Years
Current Zoning	Commercial Residential – CR 2.5 (c2;r2*2294)
Official Plan	Mixed Use Areas



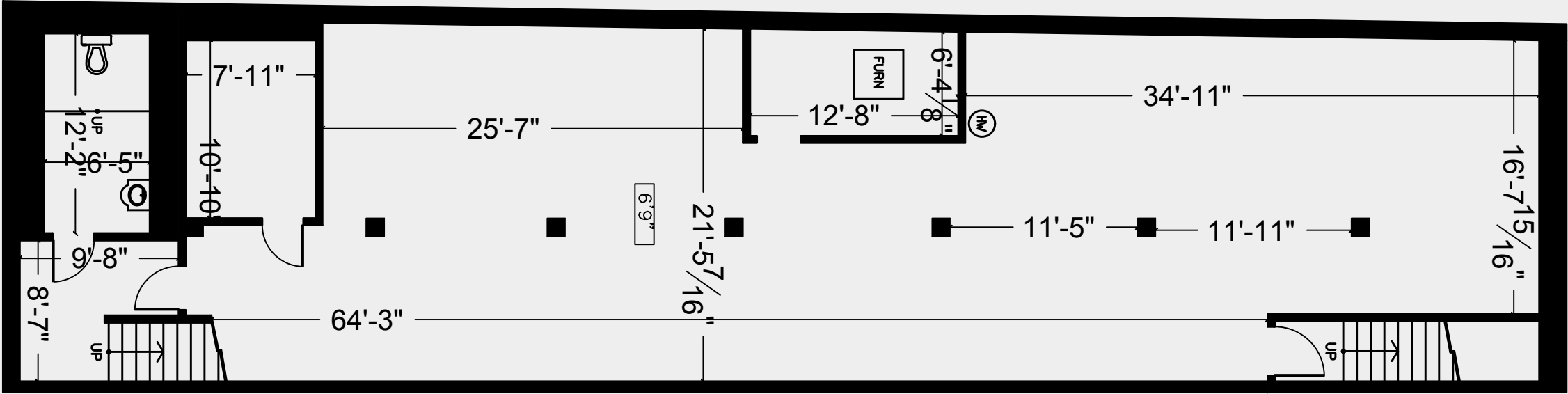
728 QUEEN STREET EAST

FLOOR PLANS

FIRST FLOOR



BASEMENT



728 QUEEN STREET EAST

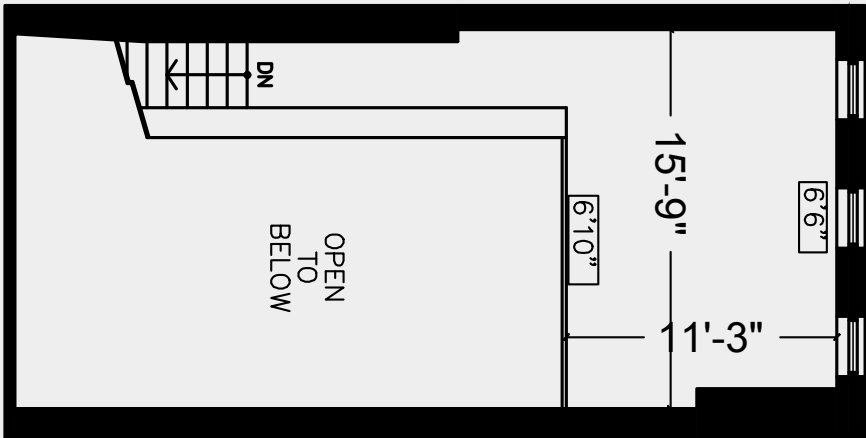
PHOTOS



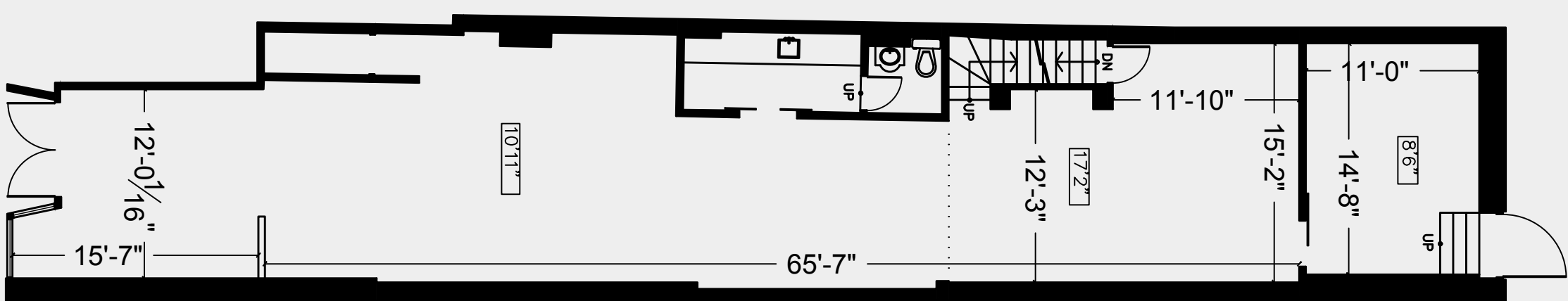
732 QUEEN STREET EAST

FLOOR PLANS

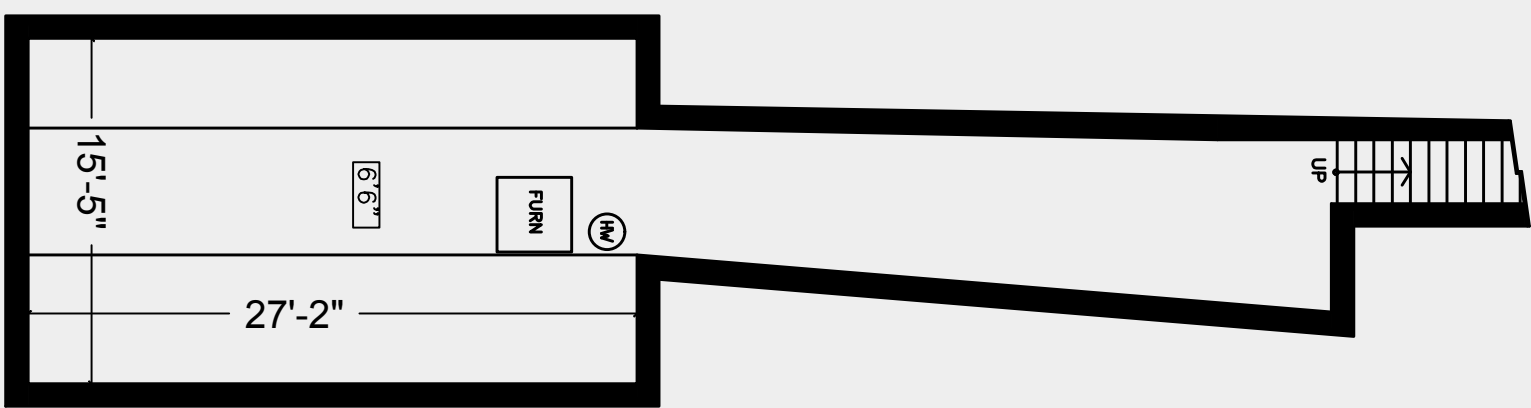
SECOND FLOOR



FIRST FLOOR



BASEMENT



732 QUEEN STREET EAST

PHOTOS



LOCATION OVERVIEW

South Riverdale Connectivity. East Harbour Growth. Ontario Line Accessibility.

Located in the heart of **South Riverdale**, 728 & 732 Queen Street East are strategically positioned within one of Toronto's most dynamic and rapidly evolving urban neighbourhoods. Surrounded by a vibrant mix of retailers, restaurants, offices, and residential communities, the properties benefit from strong local demographics and sustained commercial demand.

Just minutes away, **East Harbour** is emerging as Toronto's next major employment and transit hub, bringing significant new office, retail, and mixed-use development to the city's east end. The project is expected to become one of Canada's largest transit-oriented communities and a major destination for businesses and commuters.

Further enhancing the area's appeal is the future **Ontario Line** and **East Harbour Transit Hub**, which will connect riders to GO Transit and rapid transit services across the GTA. Expected to serve approximately 100,000 daily riders, this transformative infrastructure investment will strengthen accessibility, support economic growth, and further elevate the long-term value of surrounding commercial real estate.



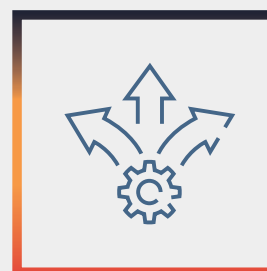
5 MIN WALK TO EAST
HARBOUR TRANSIT HUB



ONTARIO LINE
CONNECTIVITY (TO 2031)



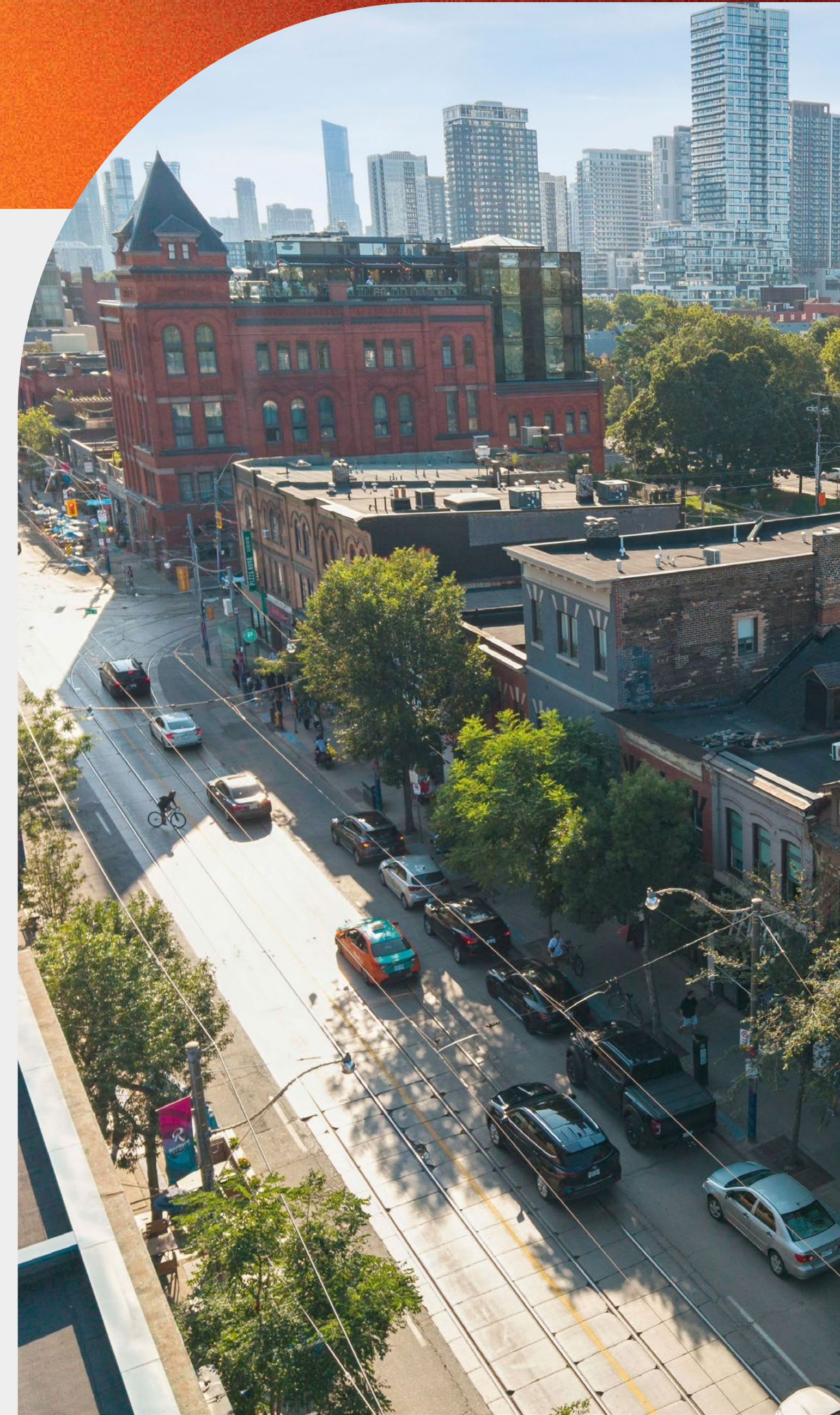
TORONTO'S NEXT MAJOR
EMPLOYMENT DISTRICT



BILLIONS IN
INFRASTRUCTURE INVESTMENT



10 MINUTES TO
DOWNTOWN TORONTO



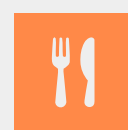
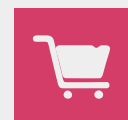
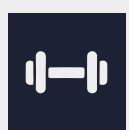
AMENITIES

An Amenity-Rich Environment Supporting Businesses and Tenants

The properties are positioned within a highly walkable urban environment offering immediate access to an extensive selection of restaurants, cafés, retailers, professional services, and everyday conveniences.

The Queen Street East corridor has earned a reputation as one of Toronto’s most vibrant commercial destinations, attracting consumers from across the city while fostering a strong sense of community. The abundance of nearby amenities enhances the appeal of both retail and office occupancies, supporting tenant attraction and retention.

This amenity-rich setting contributes to a desirable business environment and reinforces the long-term strength of the surrounding commercial market.

-  50 + RESTAURANTS & CAFES
-  4 + GROCERY & SHOPPING
-  10+ FITNESS & RECREATION
-  2+ MEDICAL & HEALTH SERVICES

Figures represent amenities within a 5km radius of 728 & 732 Queen Street East, Toronto ON





TRANSIT

92
TRANSIT
SCORE

**Connected to Transit, Employment Centres,
and Key Transportation Networks**

728 & 732 Queen Street East offer outstanding connectivity through Toronto's extensive public transit network and major transportation corridors. The properties benefit from direct streetcar service along Queen Street East, providing convenient access to the downtown core and connections to the broader Toronto Transit Commission network.

97
WALK
SCORE

The location also offers efficient access to the Don Valley Parkway, Gardiner Expressway, and major arterial routes, supporting both commuter and customer accessibility.

97
BIKE
SCORE

DVP

Gardiner EXPY

Union Station

Billy Bishop Airport

Toronto Pearson Airport

3 Min

8 Min

10 Min

12 Min

30 Min

DEMOGRAPHICS

An Affluent, Growing, and Highly Connected Urban Population

728 & 732 Queen Street East are strategically positioned in South Riverdale, a highly sought-after east Toronto neighbourhood known for its affluent residential base, established commercial corridors, and growing professional workforce. The properties benefit from a dense surrounding population, strong consumer spending, and a vibrant mix of local businesses that support both retail and office occupancies.

The area’s demographic profile is further strengthened by the transformative East Harbour development, which will introduce significant employment density and increase the daytime population, creating additional demand for retail, professional services, and office space. Combined with the future Ontario Line and East Harbour Transit Hub, these investments are expected to accelerate growth and reinforce the long-term strength of the local commercial market.

Total Population	Projected 2031 Total Population	Total Daytime Population at Work	Median Age	Average Household Income	Population With Bachelor's Degree or Higher
596,834	601,329	700,175	36	\$168,442.67	188,804

Figures represent 2026 demographics within a 5km radius of 728 & 732 Queen Street East, Toronto | Source: Colliers Hydra



COMPARABLE SALES

1

672 - 678 QUEEN ST E



Transaction Date	April 1, 2026
Building Size (SF)	18,471
Site Size (AC)	0.23
Sold Price	\$9,500,000
Sold Price (\$/SF)	\$514

2

1042 QUEEN ST E



Transaction Date	November 6, 2025
Building Size (SF)	8,710
Site Size (AC)	0.15
Sold Price	\$3,900,000
Sold Price (\$/SF)	\$448

3

381 - 387 DANFORTH AVE



Transaction Date	August 15, 2025
Building Size (SF)	5,413
Site Size (AC)	0.096
Sold Price	\$3,200,000
Sold Price (\$/SF)	\$591

4

2017 DANFORTH AVE



Transaction Date	February 25, 2025
Building Size (SF)	7,380
Site Size (AC)	0.047
Sold Price	\$3,450,000
Sold Price (\$/SF)	\$467

5

372 - 374 DANFORTH AVE



Transaction Date	December 5, 2024
Building Size (SF)	8,492
Site Size (AC)	0.087
Sold Price	\$4,900,000
Sold Price (\$/SF)	\$577

6

456 DANFORTH AVE



Transaction Date	November 18, 2024
Building Size (SF)	6,642
Site Size (AC)	0.051
Sold Price	\$4,000,000
Sold Price (\$/SF)	\$602

7

731 - 733 BROADVIEW AVE



Transaction Date	August 14, 2024
Building Size (SF)	6,687
Site Size (AC)	0.076
Sold Price	\$3,850,000
Sold Price (\$/SF)	\$576

8

658 QUEEN ST E



Transaction Date	April 1, 2024
Building Size (SF)	7,046
Site Size (AC)	0.006
Sold Price	\$4,350,000
Sold Price (\$/SF)	\$617

728 & 732 QUEEN STREET EAST

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