

For Sale

348 Queen Street, West



**A Signature Freehold Opportunity in Toronto's
Iconic Queen West District**



Prime Urban Retail

Set within one of Toronto's most influential cultural and retail destinations, 348 Queen Street West presents a rare opportunity to acquire a boutique freehold asset in a neighbourhood recognized globally for its energy, creativity, and enduring commercial strength. This is a property that stands at the intersection of lifestyle, commerce, and long-term value, in an area that continues to attract national brands, independent innovators, and investors seeking stability in a supply-constrained market.

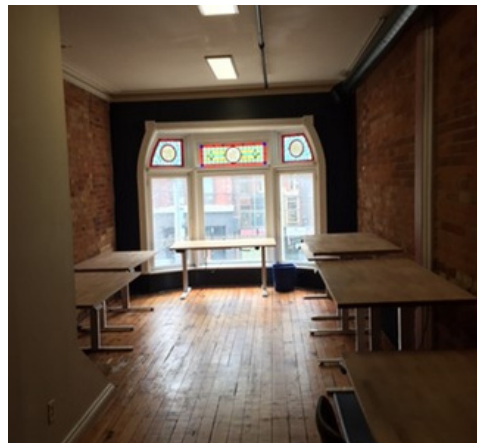
Property Highlights

- Three-storey mixed-use building in excellent condition
- Approximately 3,000 square feet above grade
- 931 square feet main floor retail
- Approximately 400 square feet usable + storage in basement
- 13 ft of prime frontage on Queen Street West
- Rear lane access to parking
- Independent HVAC/Heat Pump systems on each floor

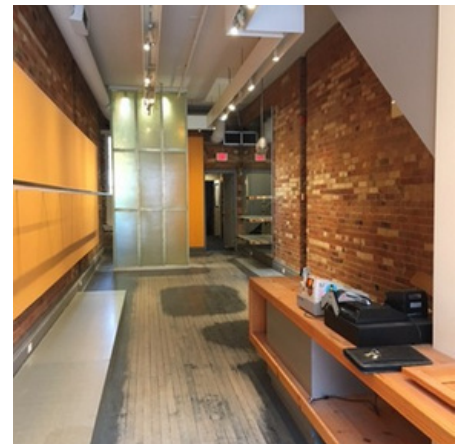
Property Photo Gallery



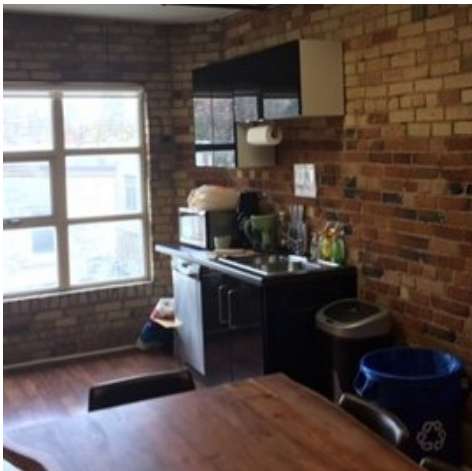
3rd Floor Staircase and Skylight



2nd Floor Meeting Room - Pine Floors



Ground Level Retail



Kitchenette



Basement



Meter Wall





Tenancy & Income Profile

The second and third floors are leased to a single tenant at \$5,900 gross monthly, with two years remaining and a three-year renewal option at market rates. The main floor, comprising 931 sq. ft., is leased to single Tenant at \$8000 gross monthly for 28 months with an option to renew for 3 years at market rates. Both Tenants pay for water and utilities. This creates an exceptional opportunity for investors to secure a premium location in one of Toronto's most competitive retail corridors.

Queen West: A Global Retail Destination

Queen West is consistently ranked among the most vibrant neighbourhoods in North America. The area blends fashion, culture, hospitality, and creative industries, supported by a dense residential population and strong daytime workforce. With exceptional pedestrian traffic and a curated mix of national and boutique retailers, the corridor continues to demonstrate long-term rent growth and investment resilience.

Investment Summary

- Prime location in a globally recognized retail district
- Strong existing income with future upside
- Flexible configuration suitable for multiple uses
- High visibility and foot traffic
- Limited supply of comparable freehold assets
- Long-term appreciation supported by corridor fundamentals

Offering Details

- Asking Price: \$2,998,000
- Possession: TBA
- Viewings: Thru Listing Broker
- Broker: Royal St. Andrews Real Estate Services Limited, Brokerage

Contact: Peter J. MacInnis, Broker of Record



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