



CUBECOM
FULL SERVICE REALTY



599

King St East

For Sale



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Prime Retail Opportunity

For Sale

Position your business in one of the city’s fastest-growing neighbourhoods. The ground-floor unit at 599 King St East offers exceptional visibility, steady foot traffic, and direct exposure on a major transit route. With large storefront windows, open layouts, and flexible design potential, this space is ideal for fast food, café, retail, services, medical or retail showrooms.

PROPERTY DETAILS:

AREA	Approx 4,365 SF
TYPE OF RETAIL	Condo Title
3 REGISTERED UNIT TITLES	Units 74, 75, 76
2025 PROPERTY TAX	\$44,718
2025 CONDO FEES	\$1,688/month
ZONING	Old City By-Law 438-86: RA zone which allows CR uses.



RESIDENTIAL AREA

Located at the base of River City residential condos, the space enjoys immediate access to a built-in customer base. River City is home to over 1,100 residential condo units as part of a four phase community. With hundreds of residents living directly above and around the property, daily foot traffic is strong and consistent.



RESTAURANTS

Surrounded by well-established restaurants and cafés, 599 King Street sits within a lively destination corridor. The area’s dining scene drives steady pedestrian activity from morning to night—ideal for supporting retail visibility and customer flow.



HOTELS

A cluster of nearby hotels brings a constant influx of visitors, business travellers, and tourists to the area. This creates additional opportunities for retail, service-based businesses, and food concepts seeking exposure to a wide audience.



& MORE

Steps from transit, parks, local shops, and day-to-day conveniences, the location benefits from an active mixed-use neighbourhood. The strong combination of residential density, commerce, and amenities supports a healthy and reliable retail environment.



Demographic



POPULATION
1 KM - 34,262
3 KM - 268,291
5 KM - 544,018



AVG. HOUSEHOLD INCOME
1 KM - \$98,044
3 KM - \$103,641
5 KM - \$130,651



MEDIAN AGE
1 KM - 38
3 KM - 37.8
5 KM - 37.9



DAYTIME POPULATION
1 KM - 31,104
3 KM - 722,834
5 KM - 1,039,528



HOUSEHOLDS
1 KM - 17,446
3 KM - 145,197
5 KM - 284,157

SOURCE: COSTAR, 2023

Floorplan

Retail Space



Site Information



CONDO TITLE



APPROX 4,365 SF



CEILING 20+ FT



PRICE \$

IR
TEAM

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Area Overview



River City is surrounded by many vibrant and densely populated neighbourhoods. The project was completed in 2021 and the surrounding area continues to intensify.

The location is adjacent to the Canary District (home to over 3,000 units once fully complete), Distillery District (home to over 2,000 unit once fully complete), Corktown, Leslieville, and Regent Park.

Legend

-  RESTAURANT
-  COFFE PLACE
-  GYM

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Area Overview

DISTILLERY DISTRICT



SPIRIT OF YORK DISTILLERY CO.



SPACCIO EAST BY TERRONI



EL CATRIN DESTILLERY

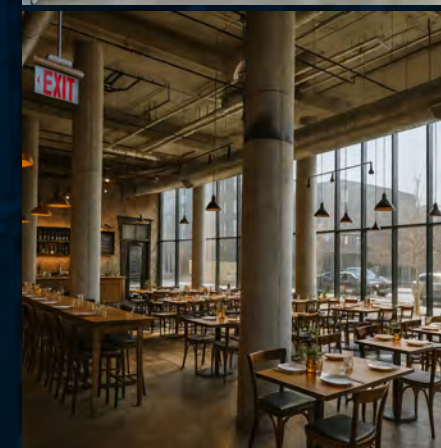


GUSTO 501



REYNA ON KING

Possible Uses



These images are for illustration purposes only and is intended to show a possible representation of the space.

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Transit Map



Transit



PUBLIC TRANSIT
Well-connected with multiple
TTC routes steps away.



HWY ACCESS
Close to major highways and
commuter routes.



CAR ACCESS
Only a short ride from the
downtown core, making
commuting fast and effortless.



BIKE FRIENDLY
Easy rides to the waterfront,
downtown, and nearby trails.



GO TRAIN
9 min driving to
Union Go Train Station



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