

**AVISON
YOUNG**

For Sale

1473 Queen
Street West

TORONTO, ON

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**Sales Representative **Broker*





MIXED-USE, MULTI-RESIDENTIAL,
AND COMMERCIAL SPACE
OPPPORTUNITY

Exceptional opportunity to acquire a mixed-use property in Toronto's vibrant Queen West corridor. Featuring 14 loft-style apartments, 2 commercial units anchored by a Triple-A tenant, and 18 surface parking stalls, this property offers strong income and long-term upside. With over 17,000 sq. ft. of land and prime streetcar-front exposure, it combines stability, visibility, and future redevelopment potential in one of the city's fastest-growing neighbourhoods.

1473-1475 Queen Street West*

Building Overview

Building Type

Mixed-Use
Multi-Residential and Commercial

Year built

1980s

Lot size

17,351 sf

Total Retail Space

14,994 sf

Retail Tenants

Shoppers Drug Mart (12,500 sf)
Klaxon Howl Inc (2,494 sf)
•Menswear store

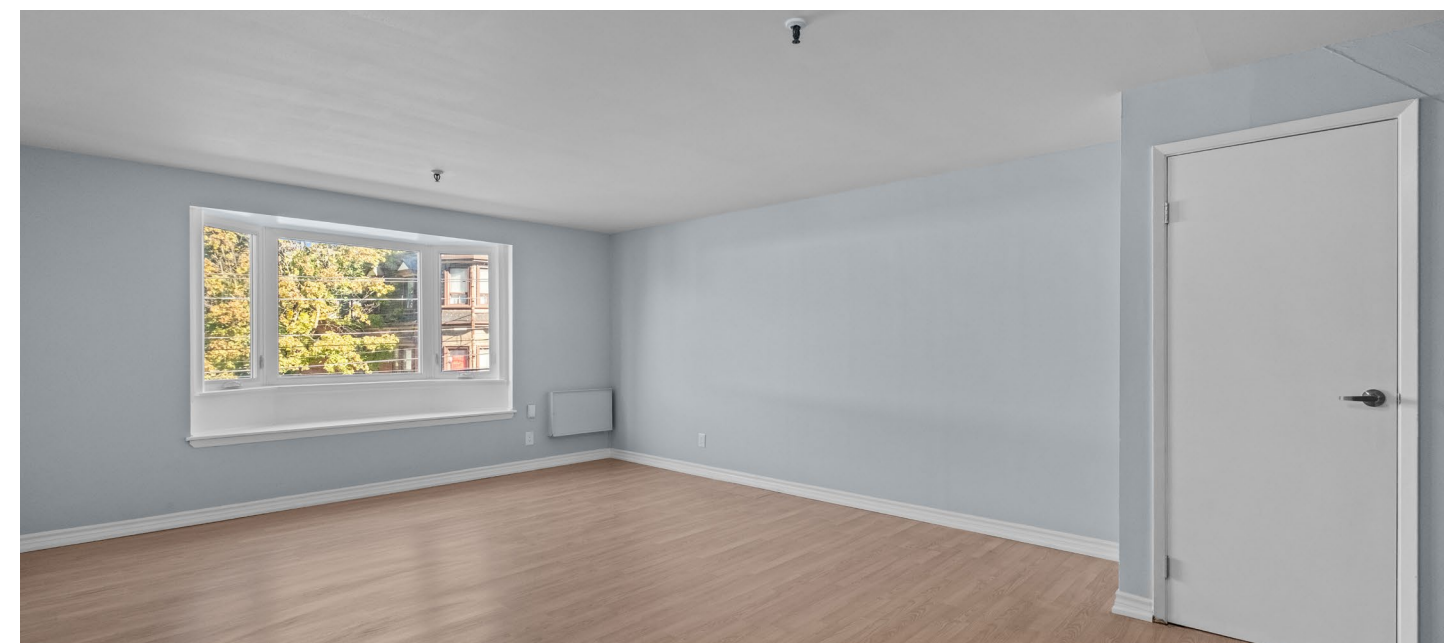
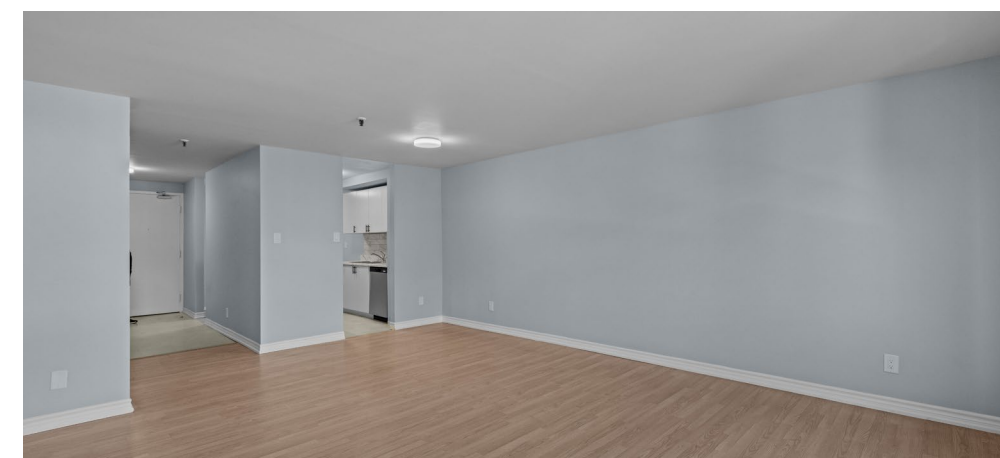
Total Residential Units

14 units
2 bedrooms, 1 bathroom and in
suite laundry

Zoning

CR 2.5 (c1.0; r2.0) SS2 (x2609)
Commercial Mixed-Use

**Exact measurements to be verified by the buyer.*



BUILDING DISCRPTION

1473 QUEEN STREET WEST

TORONTO, ON

Asking Price: \$9,650,00

Total Commercial Leasable Area

14,994 sf

Originally built

1980s (approx.)

HVAC system

Commercial: Forced air heat and AC
Residential: Baseboard heating

Interior finishes

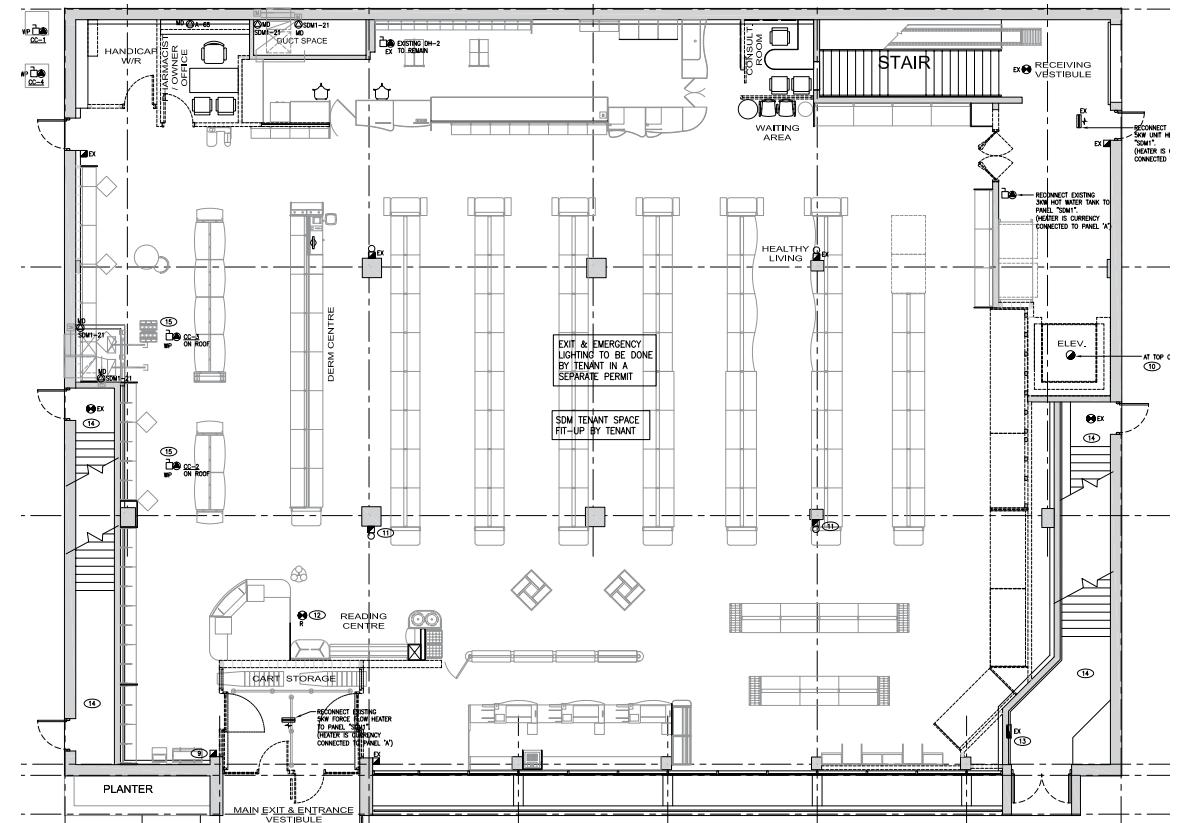
Residential: Mostly improved as per the images included herein

*Exact measurements to be verified by the buyer.

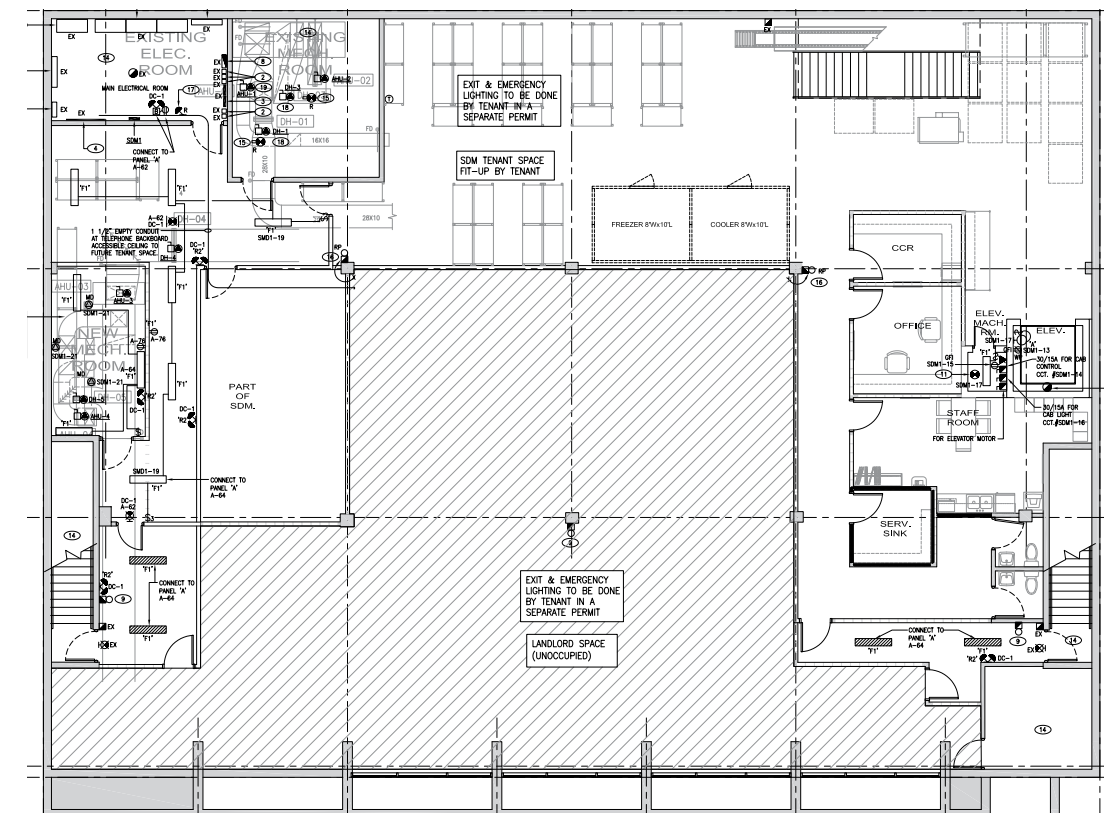


FLOOR PLANS

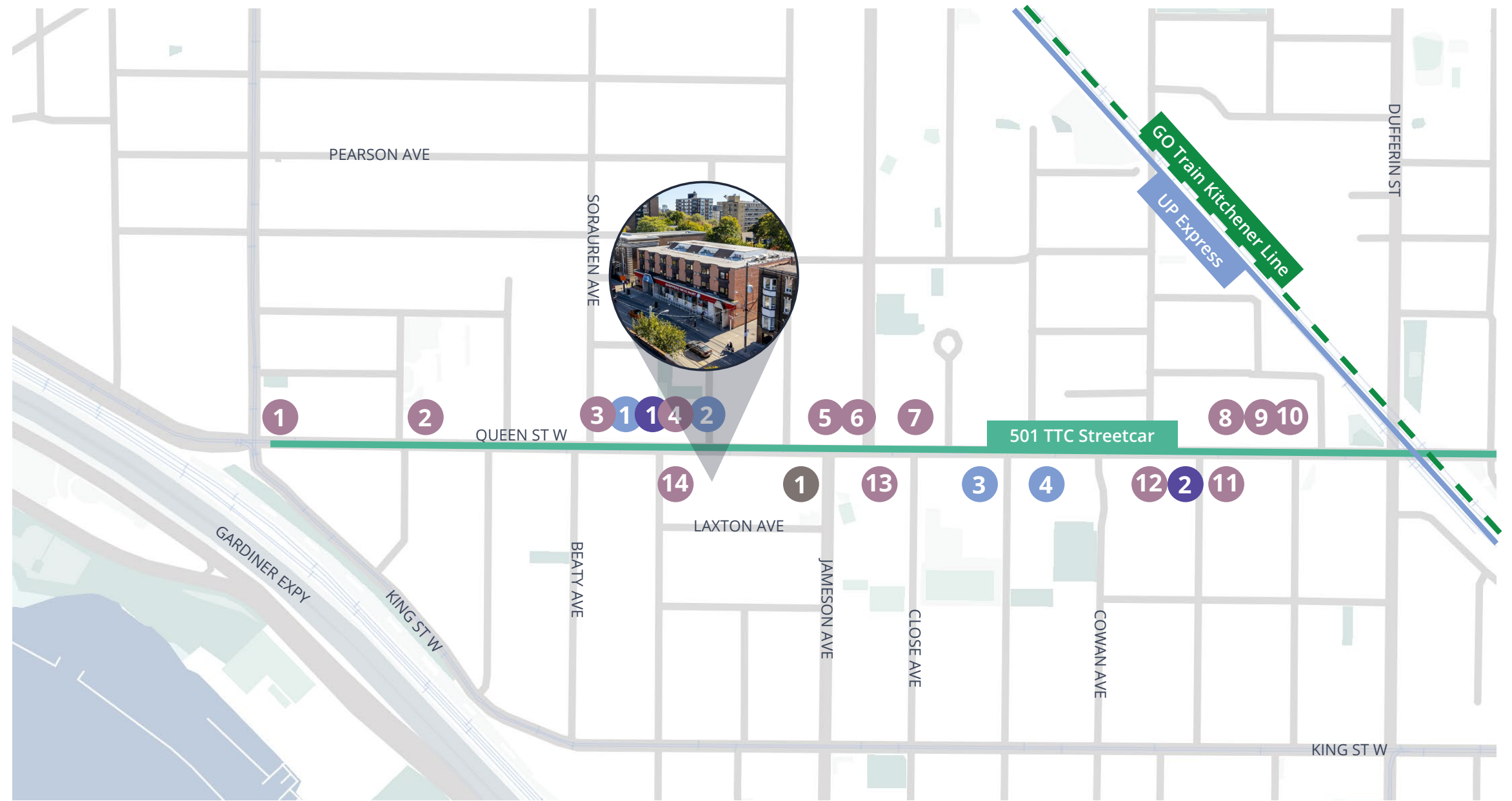
Ground Floor



Basement Floor



PRIME LOCATION, PUBLIC TRANSIT READILY AVAILABLE AND ACCESS TO LOCAL AMENITIES.



MAP LEGEND

CAFES & RESTAURANTS

1. Burrito Boyz
2. Tahini's
3. Dave's Hot Chicken
4. Mantra
5. Tim Horton's
6. 241 Pizza
7. Ali's Roti
8. Craig's Cookies
9. Mary Brown's Chicken
10. Armonia Pasta Bar
11. Bloom & Ivy
12. Hanoi Restaurant
13. Subway
14. Sun Fa Restaurant

STORES

1. Lee's Variety
2. Frankly
3. LCBO
4. Dollarama

GYMS

1. F45 Training
2. The Boxing Loft

BANKS

1. TD Bank

DRIVE TIMES

4 min Drive to Gardiner Expy

7 min Drive to Exhibition Go

12 min Drive to Union Station

TRANSIT LEGEND

- 501 TTC Streetcar
- GO Train Kitchener Line
- UP Express

OFFERING MEMORANDUM

For Sale

1473 Queen Street West

Data room

Detailed information has been assembled by Avison Young and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed confidentiality agreement.

For more information please contact:

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