

273

QUEEN STREET WEST

4,073 SF State-of-the-Art Building For Sale



VACANT STREETFRONT
RETAIL ASSET DIRECTLY
ADJACENT TO THE
LANDMARK BELL MEDIA HQ

273 QUEEN ST W


OPPORTUNITY

The Property represents a rare opportunity to acquire a modern and 100% vacant streetfront retail building, completely renovated to the highest standards with brand new interior design and interior and exterior infrastructure. Located along the most desirable portion of the Queen Street West retail node, the Property is situated in one of Toronto's trendiest areas for dining, tourism, shopping, nightlife, residential density, and world class events. This stretch is home to well-known retailers including Zara, Club Monaco, Adidas, Arc'teryx, Aritzia, Brandy Mellville, Kit & Ace, lululemon, the flagship Mountain Equipment Co-op flagship store. The property offered fully vacant, offering opportunity for end users, investors and developers alike. For end users, the property is built out to the highest design standards with impressive finishes throughout. For investors, vacant possession allows the ability to capture a new AAA tenant at market rents - with many recent transactions in this node reaching above \$140.00 per square foot in net rent. As one of only 3 assets on this large city block not owned by Bell Media, and directly abutting their headquarters, there is rare and strategic positioning to the owner of this asset.

SALIENT DETAILS

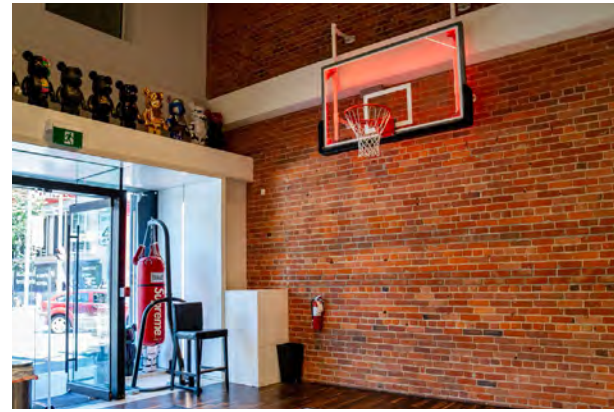
BUILDING SIZE:	4,073 SF (ABOVE GRADE)
LAND SIZE:	2,056 SF
FRONTAGE:	20.5 FT
DEPTH:	100 FT
POWER:	600 AMPS
NUMBER OF FLOORS:	Three (3) plus finished basement
PARKING:	1 Stall (garage)
ZONING:	CR3 (C3; R3)*2089

 **4,073 SF** +BASEMENT
TOTAL BUILDING AREA

 FULLY RENOVATED BUILDING
WITH HIGH END FINISHES

 **100** AREA WALK
& TRANSIT SCORE

 **100% VACANT**
SUITABLE FOR END-USERS & INVESTORS



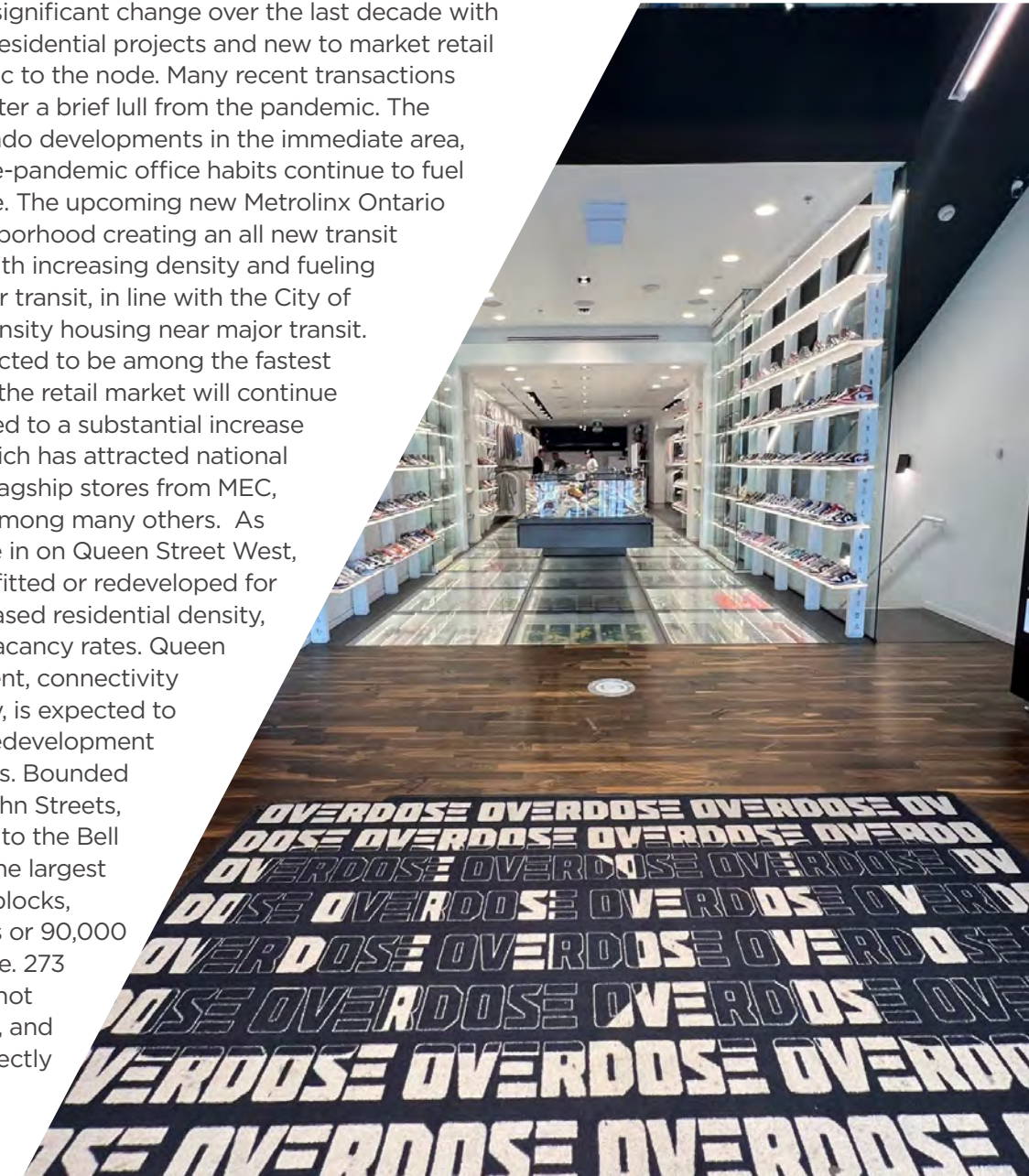
PROPERTY HIGHLIGHTS

A successful purchaser of the property will benefit from the following asset strengths:

- High quality streetfront retail building with more than 20 feet of frontage on the desirable south side of Queen Street West
- One of only 3 remaining properties bounded by Queen St, Duncan St, Richmond St and John St not owned and under the purview of Bell Media's Headquarters and full block assembly of 250 and 260 Richmond Street West, 299, 277 and 275 Queen Street West, for imminent redevelopment opportunity.
- Completely renovated and retrofitted building with state of the art design and top of the line materials unlike any competing retail premises.
- The building has all new interior finishes, vaulted ceilings, HVAC, roofing, rooftop patios, windows and stairwells. Beyond Turn Key!
- Offered 100% Vacant with no lease commitments and complete flexibility for end users, investors and speculative assembly & redevelopment

MARKET OVERVIEW

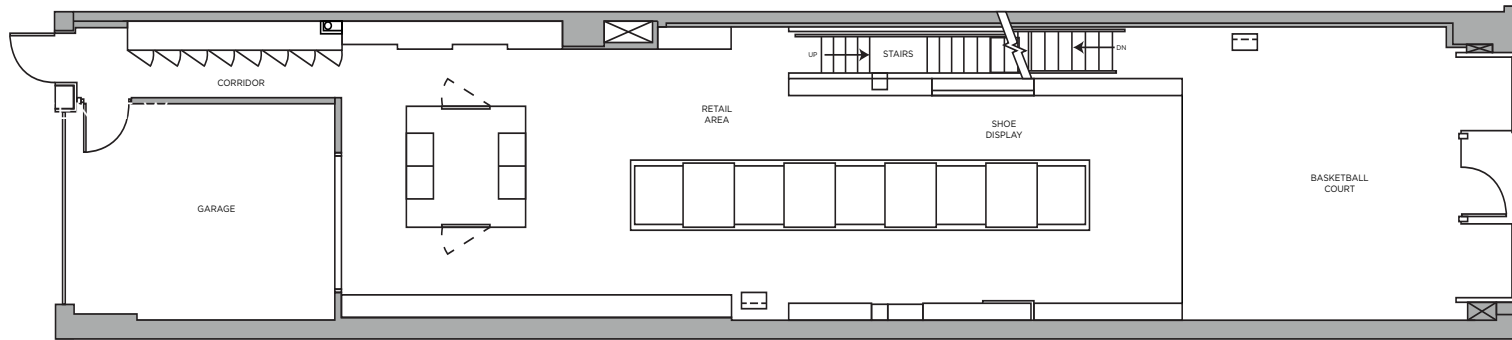
Queen Street West has experienced significant change over the last decade with scores of new mid rise and high rise residential projects and new to market retail entrants that are driving greater traffic to the node. Many recent transactions are setting new rental benchmarks after a brief lull from the pandemic. The vast number of high and mid-rise condo developments in the immediate area, increased tourism, and a return to pre-pandemic office habits continue to fuel the growth of this bustling retail node. The upcoming new Metrolinx Ontario line is set to further benefit the neighborhood creating an all new transit hub to this section of Queen West, with increasing density and fueling further residential growth along major transit, in line with the City of Toronto's policy to develop higher density housing near major transit. With the Downtown West node expected to be among the fastest growing neighbourhoods in Canada, the retail market will continue to exhibit strength. This density has led to a substantial increase in pedestrian and vehicular traffic which has attracted national and international retailers including flagship stores from MEC, Zara, lululemon, Adidas, and Aritzia among many others. As institutional capital continues to hone in on Queen Street West, outdated retail stores are being retrofitted or redeveloped for mixed use purposes, leading to increased residential density, greater retail demand and reduced vacancy rates. Queen Street West, with continued investment, connectivity and population growth and trajectory, is expected to see rental growth as well as further redevelopment and residential density in further years. Bounded by Queen, Duncan, Richmond and John Streets, 273 Queen St W. is directly connected to the Bell Media Headquarters / Lands, one of the largest assembled and not yet redeveloped blocks, encompassing approximately 2 Acres or 90,000 SF of land mass in the downtown core. 273 Queen W is one of only 3 properties not owned by Bell Media on these blocks, and is the only one of the 3 properties directly adjacent to Bell Media's lands.



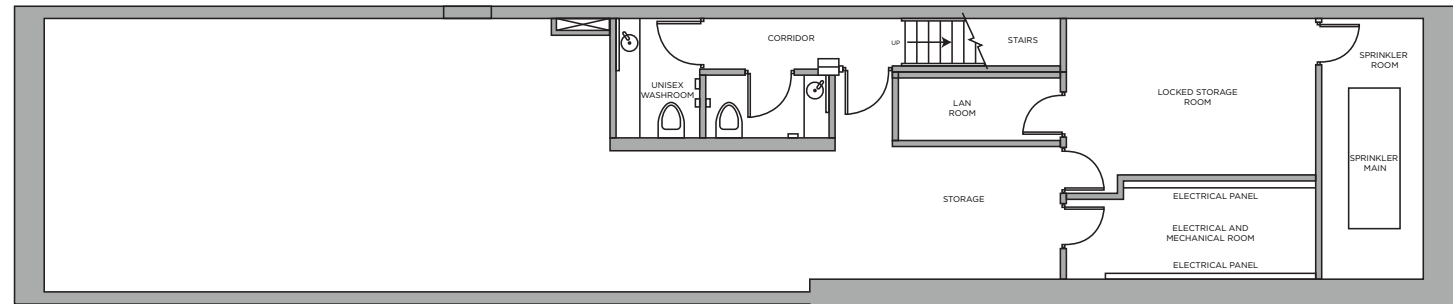
273 QUEEN ST W

FLOOR PLANS

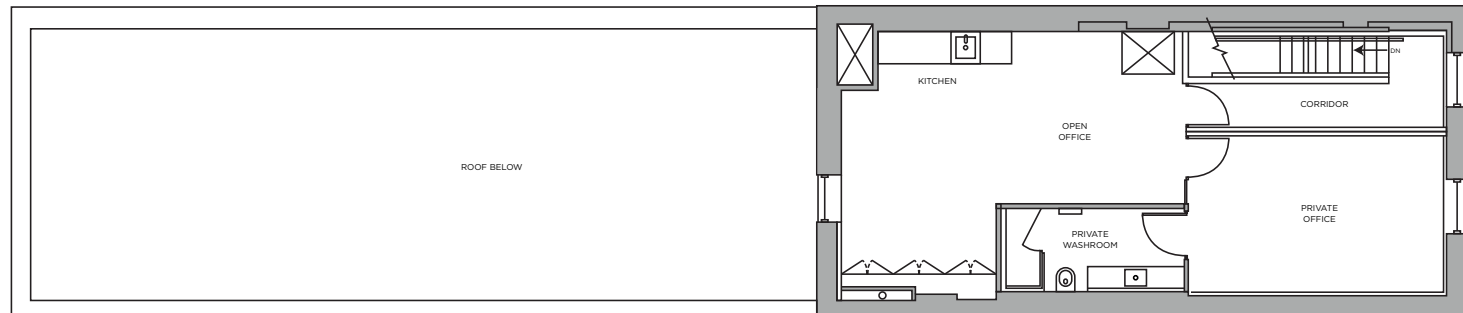
PHOTOS



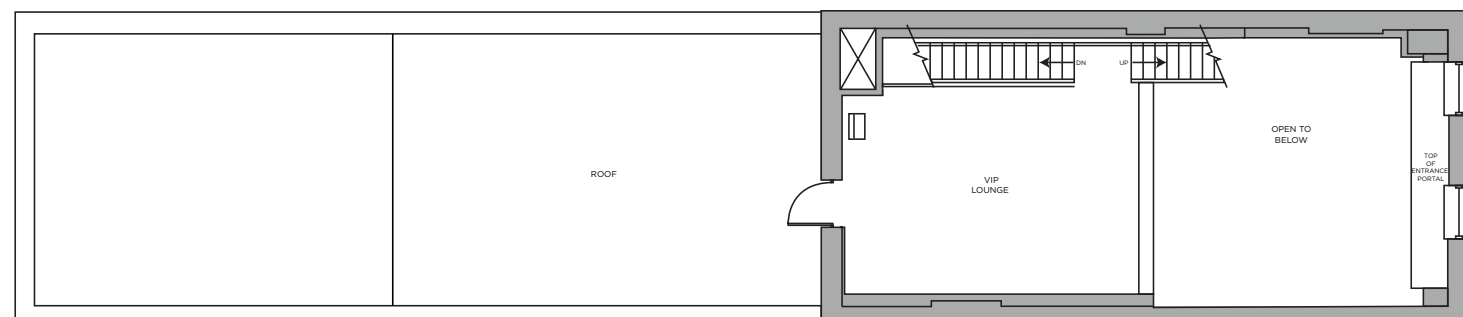
GROUND LEVEL



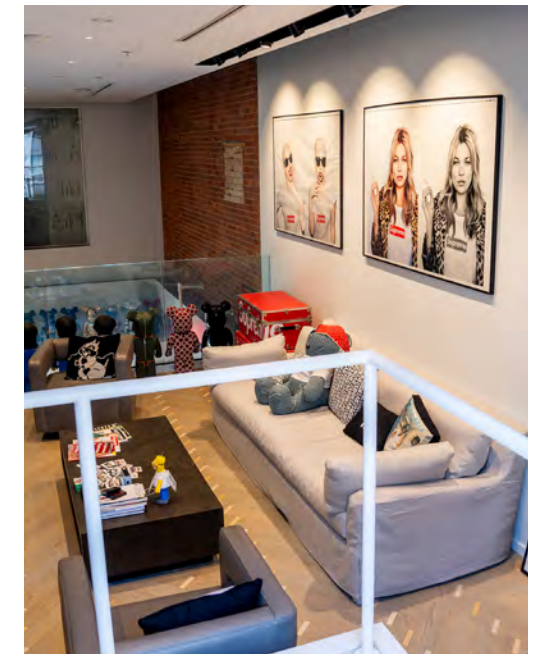
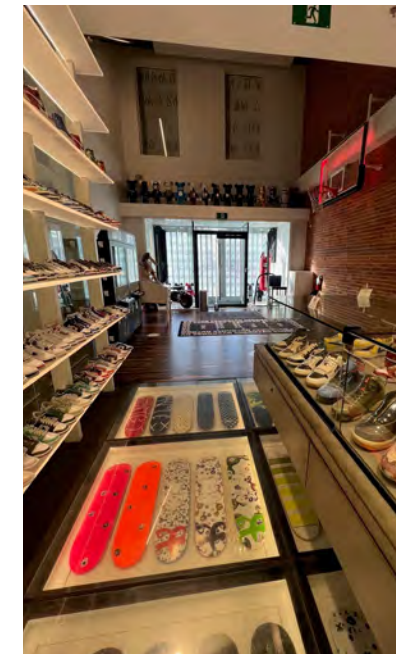
BASEMENT



SECOND LEVEL



MEZZANINE



EXISTING BELL MEDIA ASSEMBLAGE

Directly Abutting Bell Media Properties, comprising of a ~2 acre preeminent downtown land assembly, poised for future redevelopment



One of only three independently held assets outside the ownership of Bell Media

Blue Box: Assets Owned by Bell Media

LOCATION & CONNECTIVITY

Toronto has seen tremendous growth with a current population of approximately 2.7 million residents and an expected population of over 3.0 million by 2026. The Downtown West has become highly desirable among the younger demographic given its trendy nature, shopping, popular restaurants, and proximity to the Financial Core. With an increase in demand, there continues to be strong residential development activity in the area with 17,368 active and 15,066 proposed/upcoming condominium units within a 1km radius of the Site.

The Property is situated in a high traffic pedestrian location that benefits from multiple transit routes. With direct access to the Queen and Spadina streetcars, passengers can conveniently access the Downtown West neighborhood via Union Station. Recent improvements to Downtowns Billy Bishop Airport, the pedestrian tunnel now connects Toronto's mainland to the island for quick, reliable access. Future transit is under development with the Ontario Subway Line, providing walkable access to the Queen/Spadina and Osgoode Stations providing connections to other parts of the City and GO Transit (completion estimated in 2030).

TRANSIT METHOD BREAKDOWN



Transit Score
100



Bike Score
97



Walk Score
100

WALK TIMES

Osgoode Subway
5 minutes

Spadina Streetcar
5 minutes

 **510 SPADINA STREETCAR**
TTC Ridership: 43,464

SPADINA AVE

DUNCAN ST.

JOHN ST.

**273
QUEEN
STREET
WEST**

FUTURE ONTARIO SUBWAY LINE

QUEEN ST. W

SOHO ST.

 **501 QUEEN STREETCAR**
TTC Ridership: 55,100

**FUTURE
QUEENS/SPADINA
THE
ONTARIO LINE**

SPADINA AVENUE

- Basil Box
- Love Shop
- Get Outside
- Due West
- Available
- Available
- Freedom Mobile
- Kiehl's
- Club Monaco
- Available
- Saje
- Kops Records
- 180 Smoke
- Dr. Martens
- Adidas
- Ollie Quinn
- Subway
- Reigning Champ
- Available

53,512 Pedestrians Per Day
17,922 Vehicles Per Day

- A&W
- Horseshoe Tavern
- MAC Cosmetics
- CIBC
- Nobis
- Fjalraven
- Buono
- Coco Tea & Juice
- Bluboho
- Available
- Geologic
- Casper
- Chick-Fil-A
- Brandy Melville
- New Development
- Petview Pet Foods
- Available
- Lululemon
- Bell
- CUBE
- Lush Cosmetics
- MEC

SOHO STREET

- Black Bull
- Knix
- Specs + Specs
- Available
- Fido
- Available
- The Great Canadian Sox Shop
- MYNC
- Aritzia
- Ice Breaker
- LCBO

BEVERLEY STREET

- Shoppers Drug Mart
- Opteaq Eyecare Cafe
- Holy Cow Steakhouse
- Gardenvue Convenience

JOHN STREET

- Starbucks
- German Doner Kebab
- Vape Dragon
- Me Va Me
- Queen Street Food Market
- Queen Street Warehouse
- Pizza Pizza
- Available

MCCAUL STREET

- Scotiabank
- Korean Grill House
- Ginger
- Queen Mother Cafe
- Available
- New Era
- Daily Press

ST PATRICK STREET

- The Rex
- Planta



QUEEN STREET WEST



43,065 Pedestrians Per Day
16,105 Vehicles Per Day

JOHN STREET

- Bell Building
- Much Music
- Crave
- Bell Media

273 QUEEN STREET W

- Stag Shop
- Aveda

DUNCAN STREET

- Subway
- Available
- Mucho Burrito
- Touhemboku Ramen
- Available
- Little India
- Lavish & Squalor
- Beauty Queen
- Mi Taco Taqueria
- Friendly Stranger
- Adrenaline
- Atlas
- Tealand
- Cops Records
- Wild Wing
- CIBC

SIMCOE STREET

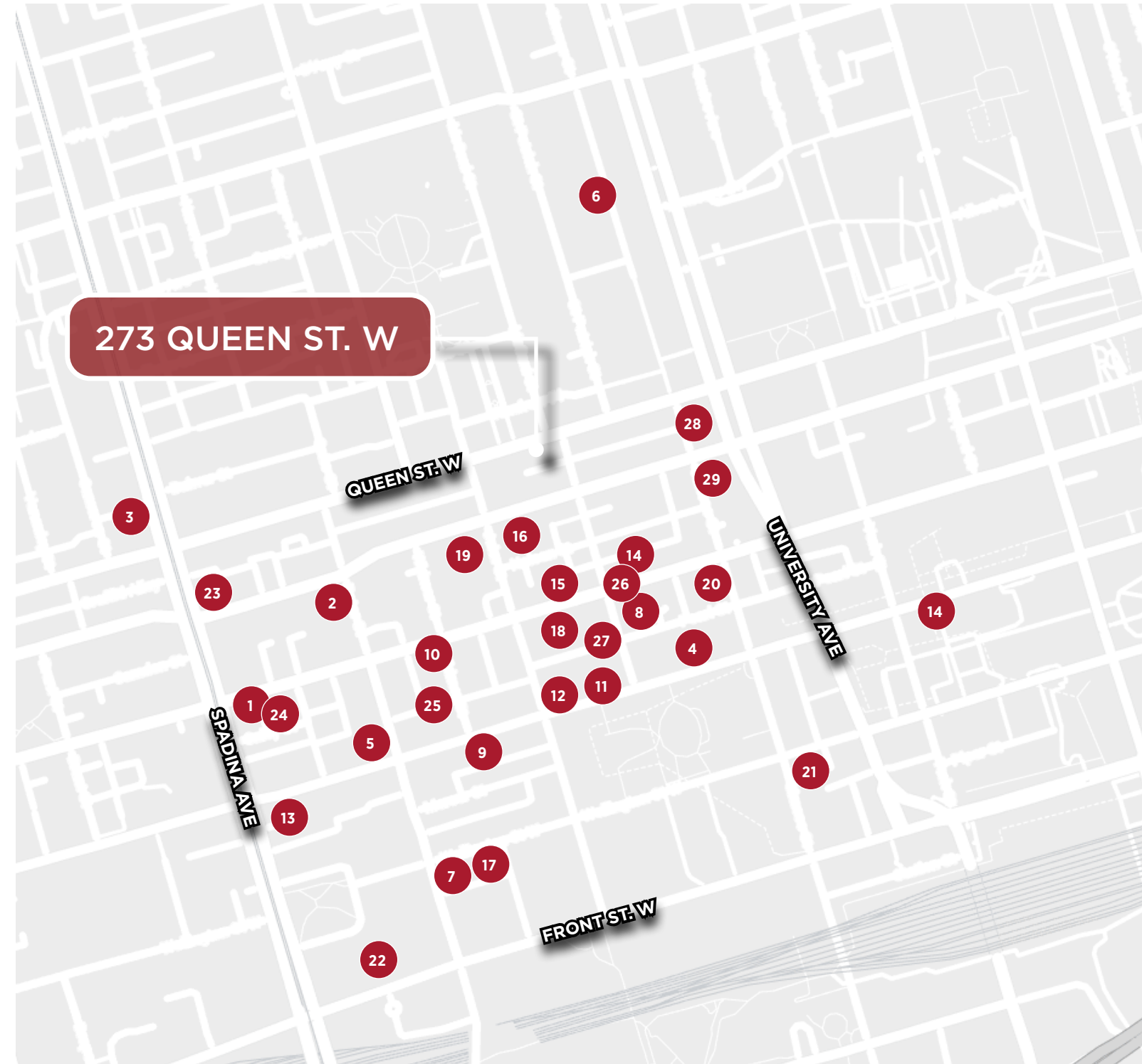
- Rexall

UNIVERSITY AVENUE

273 QUEEN ST W

AREA DEVELOPMENTS

	PROJECT	ADDRESS	STATUS	UNITS
1	101 Spadina	363 Adelaide St W	Proposed	375
2	128 Peter St	120-128 Peter St	Proposed	374
3	170 Spadina	170 Spadina Ave	Proposed	164
4	212 King Street West	212-220 King St W	Proposed	558
5	400 w - Four Hundred King West	400 King St W	UC	612
6	Artist's Alley 2	234 Simcoe St	UC	318
7	Blue Jays / Wellington	277 Wellington St W	Proposed	645
8	Duncan / Pearl	150-158 Pearl St	Proposed	482
9	Empire Maverick	333 King St W	UC	318
10	Encore at Theatre District	28 Widmer St	UC	216
11	Forma - East Tower	266-276 King St W	UC	855
12	Forma - West Tower	266-322 King St W	Proposed	1,170
13	Four Eleven King	401-415 King St W	Proposed	435
14	Freed Hotel and Residences	224-240 Adelaide St W	Proposed	376
15	John / Adelaide	254-260 Adelaide St W	Proposed	653
16	John / Richmond	241 Richmond St W	Proposed	470
17	Marriott Residences Inn	255 Wellington St W	Proposed	300
18	Natasha Residences	263-267 Adelaide St W	Active	420
19	Riocan Hall (Festival Hall)	126-142 John St	Proposed	693
20	Simcoe / Adelaide	100 Simcoe St	Proposed	526
21	Simcoe / Wellington	145 Wellington St W	Proposed	512
22	Spadina / Front - Bldg B & C	400 Front St W	Proposed	1,655
23	Spadina / Richmond	147 Spadina Ave	Proposed	223
24	Spadina Adelaide Square	355-359 Adelaide St W	Proposed	503
25	Theatre District	8 Widmer St	UC	428
26	Toronto House	19 Duncan St	UC	426
27	University / Adelaide	14 Duncan St	Proposed	369
28	University / Queen	250 University Ave	Proposed	512
29	University / Richmond	200 University Ave	Proposed	478
	TOTAL			15,066



Existing Product: 17,368

Proposed/Upcoming Product: 15,066

Total Product: 32,434

273

QUEEN ST W

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