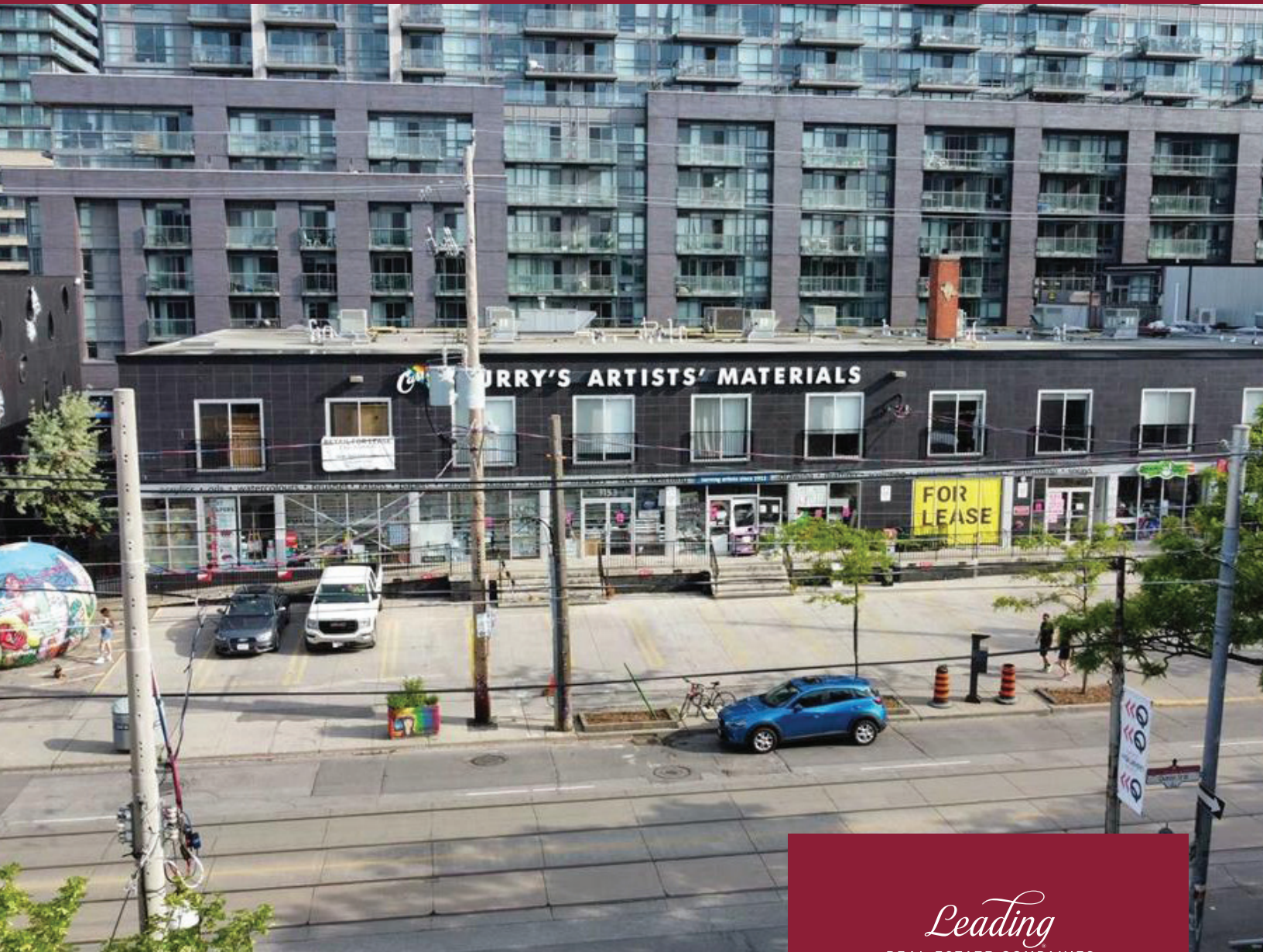


1153 QUEEN STREET WEST

2,118 TO 9,131 SQ.FT. SPACE



BOSLEY

COMMERCIAL

Leading
REAL ESTATE COMPANIES
OF THE WORLD

PRIME QUEEN WEST
OPPORTUNITY!

Join this prime Queen Street West retail node! Directly across from the iconic Drake Hotel. Very cool converted industrial building with ample parking out front. Lots of natural light. Easy access by car and public transit. Thousands of new condo units built within walking distance. A retailer's paradise.



Features



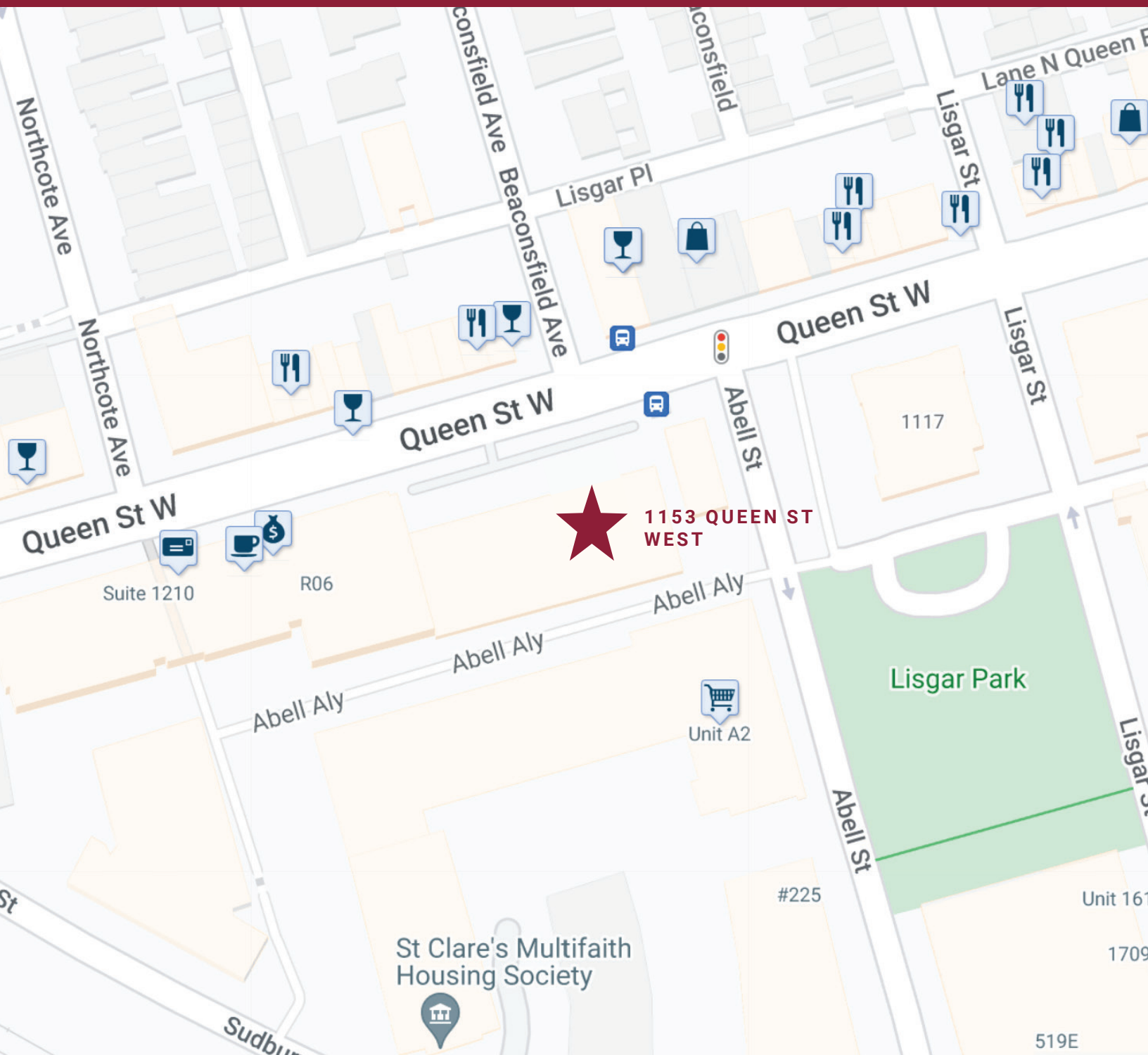
Property Specifications

CIVIC ADDRESS	1153 Queen Street West, TORONTO
LEASE PRICE	\$65/sq. ft. net
TAXES, MAINTENANCE & INSURANCE	\$18/ sq. ft.
AVAILABLE AREA	UNIT#1 - 4,784 sq. ft. UNIT#2 - 2,223 sq. ft. UNIT#3 - 2,118 sq. ft.
LOCATION	Queen Street West between Ossington and Dufferin

Features

- Ample parking
- Lots of windows
- Easy access
- Vibrant retail all around
- Truck Level Loading Dock

What's Nearby



WALK SCORE*

90


TRANSIT SCORE*

90

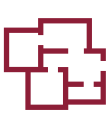
BIKE SCORE*

85


Community Demographics




QUEEN STREET:
DUFFERIN & OSSINGTON




2,118 TO 4,784 TO
9,000 +/-
SQ.FT.




DOMINANT
SIGNAGE




QUEEN WEST
LIFESTYLE




WEST QUEEN WEST
POPULATION 21,000**




AVG HOUSEHOLD
INCOME \$98,575**




AVERAGE AGE
20-54 YEARS**



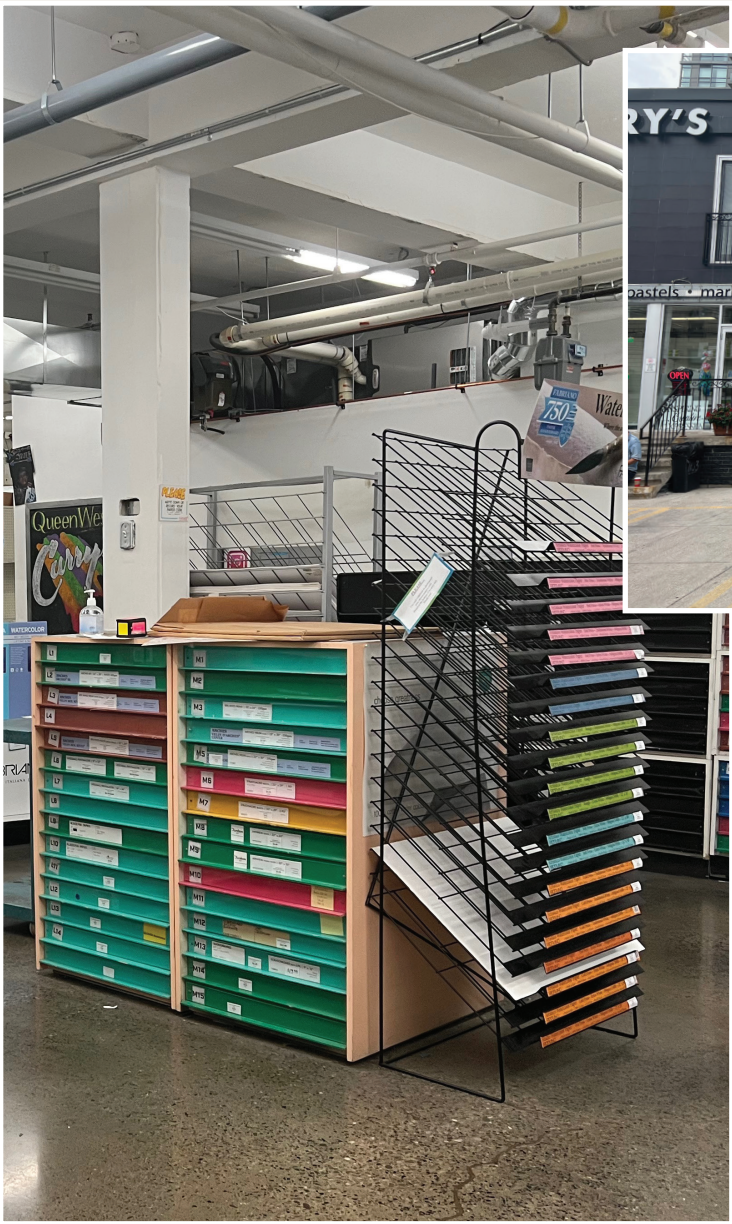
AMPLE
PARKING



GREAT CAR
ACCESS



GREAT TRANSIT
ACCESS

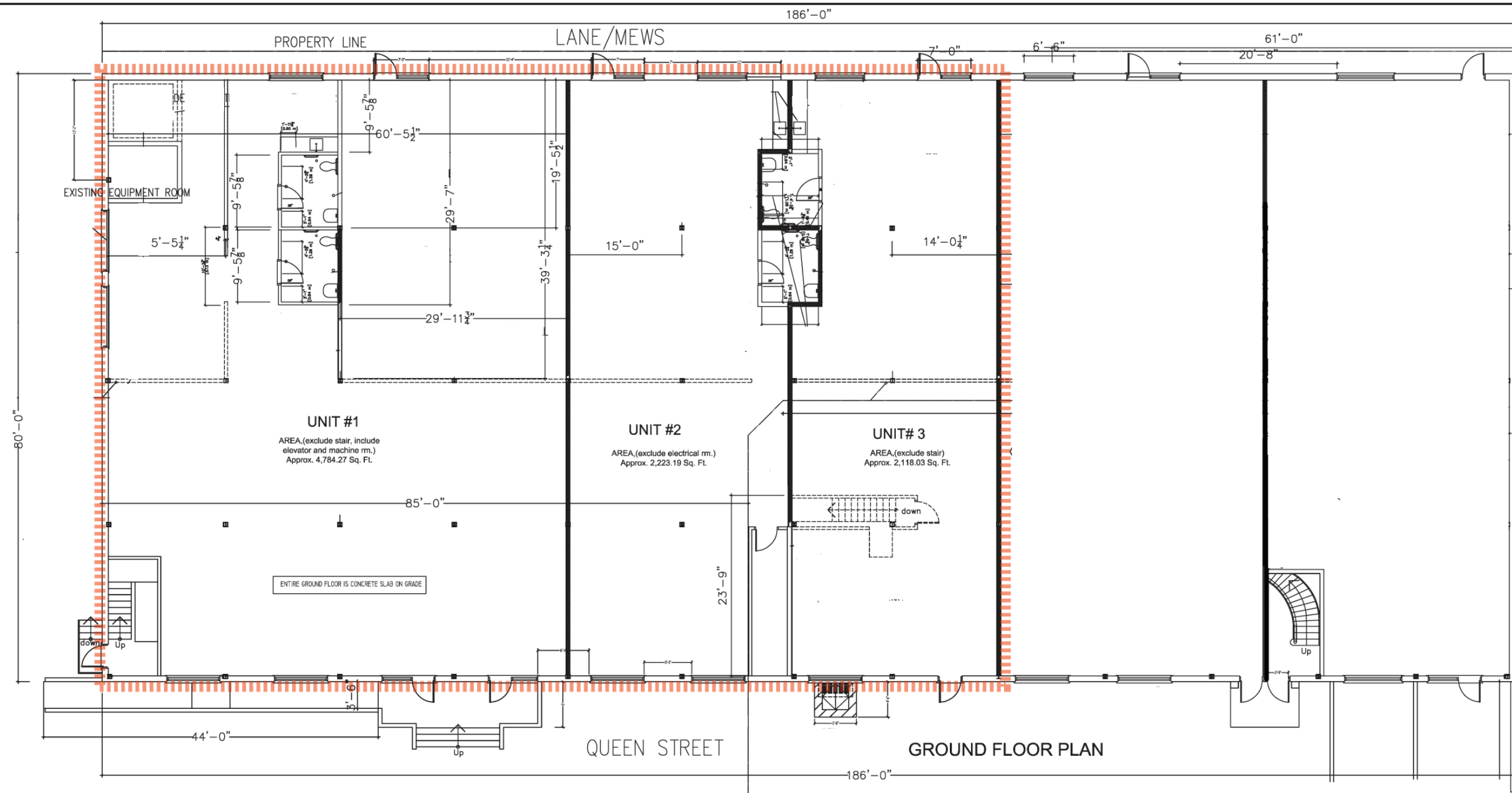


GreenP Parking around
the corner on Abell St.



TTC bus stops right in
front of property





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COMMERCIAL

DON MULHOLLAND

R E A L T O R ®

C: 416-569-2785 | O: 416-530-1100 | DMULHOLLAND@CCIM.NET | WWW.DONMULHOLLAND.COM
1108 QUEEN STREET WEST, TORONTO ON M6J 1H9

STEPHANIE WHITE WILLITTS

R E A L T O R ®

C: 647-297-0697 | O: 416-322-8000 | SWHITEWILLITTS@BOSLEYREALESTATE.COM | BOSLEYREALESTATE.COM
103 VANDERHOOF AVE, TORONTO, ON, M4G 2H5

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* [HTTPS://WWW.WALKSCORE.COM/SCORE/1153-QUEEN-ST-W-TORONTO-ON-CANADA](https://www.walkscore.com/score/1153-QUEEN-ST-W-TORONTO-ON-CANADA)

** COMMUNITY DEMOGRAPHICS (ACCORDING TO GEOWAREHOUSE)