

FOR SALE

1132 QUEEN ST. W



PRIME QUEEN WEST
OPPORTUNITY

BOSLEY

COMMERCIAL

THE BUILDING

Wonderful Location on one of the most vibrant blocks of Queen West. Just steps to the iconic Drake and Gladstone Hotels and Trinity Bellwoods Park.

This building is surrounded by over 10,000 new Condo residences; all within a half mile radius. Main floor retail (tenanted) with 3 apartments above.

Perfect Commercial/Residential opportunity for an Investor or Live/Work Buyer looking to renovate and customize to suit their needs.

Bustling Neighbourhood Surrounded By Quality Retail, popular restaurants, great Shopping, small Cafes and Galleries. TTC/public transit.

FEATURES

CIVIC ADDRESS	1132 Queen Street West, Toronto
SALE PRICE	\$2,388,000
NEIGHBOURHOOD:	BEACONSFIELD VILLAGE
TOTAL RETAIL AREA:	APPROX. 9,131 SQ. FT.
FRONTAGE:	APPROX. 17 FT.
DEPTH:	APPROX. 89 FT.
TOTAL AREA:	APPROX. 2,565 SQ. FT.
TOTAL RETAIL AREA:	APPROX. 913 SQ. FT.
TOTAL OFC/APT AREA:	APPROX. 1,651 SQ. FT
CROSSROADS:	QUEEN AND OSSINGTON
ZONING:	CR
PROPERTY TAXES:	\$18,587 / 2022 / ANNUAL
PARKING:	OFF LANE IN REAR
LOCATION:	Queen Street West between Ossington and Dufferin
*Income and expenses available upon request	

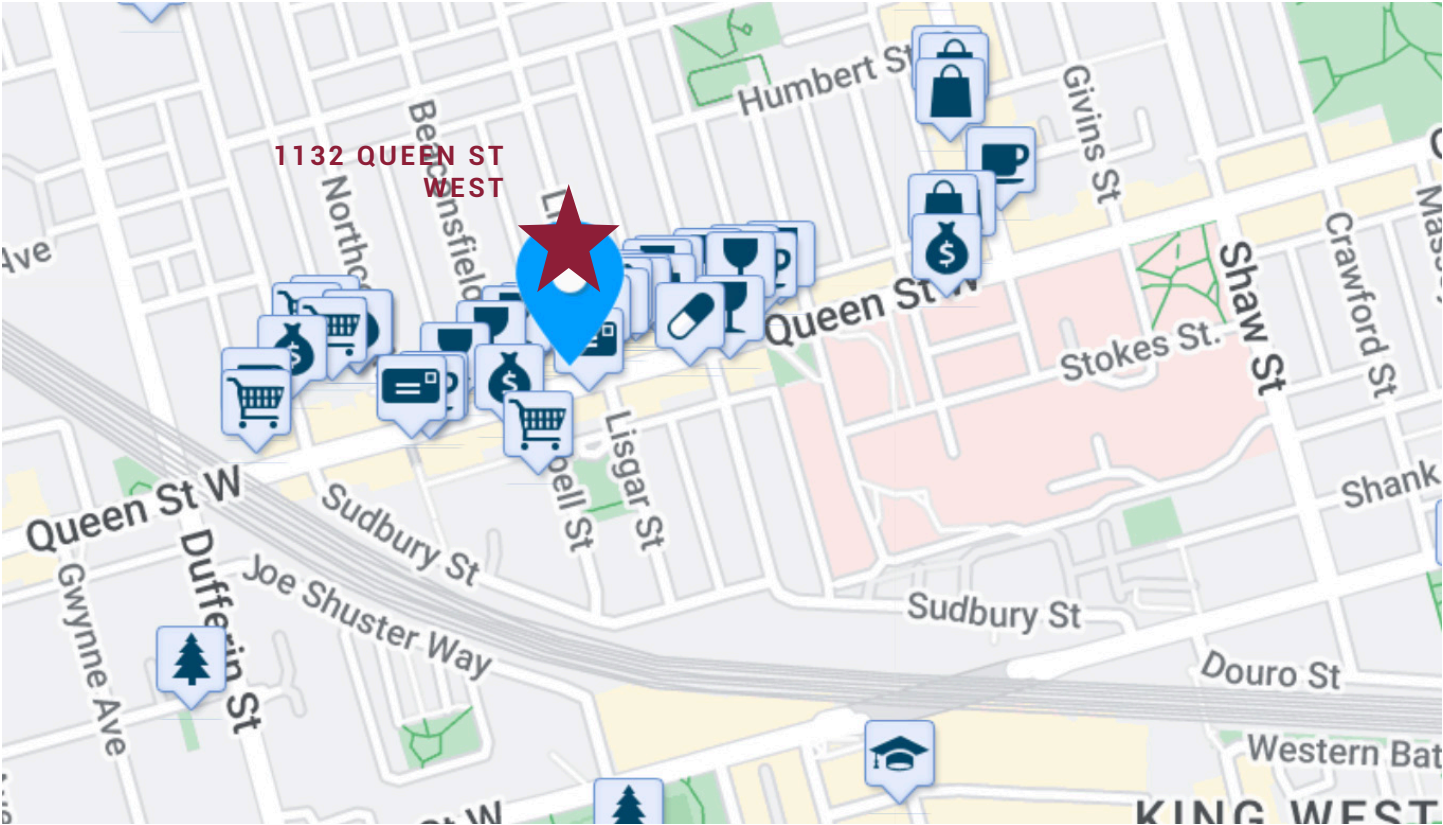


GreenP Parking around the corner on Abell St.



Excellent TTC access by the 501 Streetcar.

LOCATION



WALK SCORE*

93

TRANSIT SCORE*

92

BIKE SCORE*

88

QUEEN STREET:
DUFFERIN & OSSINGTON

16.51 X 100 FT.
SQ.FT.

QUEEN WEST
LIFESTYLE

WEST QUEEN WEST
POPULATION 21,000**

AVG HOUSEHOLD
INCOME \$98,575**

AVERAGE AGE
20-54 YEARS**

GREAT CAR
ACCESS

GREAT TRANSIT
ACCESS

FLOORPLANS



BASEMENT

FLOOR AREA: 941 SQ. FT.

MAIN FLOOR

FLOOR AREA: 913 SQ. FT.

SECOND FLOOR

FLOOR AREA: 955 SQ. FT.

THIRD FLOOR

FLOOR AREA: 696 SQ. FT.

CONTACT FOR MORE INFO

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COMMERCIAL

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* [HTTPS://WWW.WALKSCORE.COM/SCORE/1132-QUEEN-ST-W-TORONTO-ON-CANADA](https://www.walkscore.com/score/1132-QUEEN-ST-W-TORONTO-ON-CANADA)

** COMMUNITY DEMOGRAPHICS (ACCORDING TO GEOWAREHOUSE)