

The Colliers logo is a blue rectangle with the word "Colliers" in white serif font. Below the text is a horizontal bar with red, yellow, and blue segments.

Colliers

368

KING STREET E

Toronto, Ontario

F MONDAYS ☕

368A

368

WE SELL BOOKS!

Accelerating success.



# Executive Summary

## The Opportunity

Colliers International is pleased to offer for sale 368 King Street East (the "Property"), a building with 3,187 SF of Gross Floor Area sitting on a 1,176 SF parcel. Constructed in 1986, the Property exhibits a timeless industrial architectural design, a perfect harmony of form and function. The building, made up of brick exterior finish, has undergone major renovations. The property is an end-cap residential retail mixed-use unit with 20.63' of frontage on King Street and depth ranging from 69.08 to 74.46'.

The Property is comprised of 721 SF of retail space, additional 500 SF basement unit, and two loft apartments on the second, third, and fourth floors completely stripped and ready for customization. Transit-oriented, the Property is located near King Street Station and will be walking distance away from the upcoming Corktown Station, a new Ontario Line addition.

368 King Street East is a promising investment prospect that combines excellent location due to its nearby public transit and local amenities as well as flexible commercial space. This property offers the chance to establish a thriving business in a vibrant and growing area.

Confidentiality Agreement

## Property Overview

### Address

368 King Street East, Toronto, ON

### Neighbourhood

Corktown

### Legal Description

PT LT 1 N/S KING ST PL 108 TORONTO  
PT 2, 63R1090; CITY OF TORONTO

### PIN

210790129

### Year Built

1986

### Building Area

Residential: 721 SF  
Commercial: 2,466 SF  
Total: 3,187 SF

### Lot Size

1,176 SF

### Frontage

60'

### Depth

69.08' to 74.46'

### Number of Rooms

3 Residential | 1 Retail

### Zoning

CR1.5(c1.5;r1.5\*1860), EL

### Projected NOI (Year 1)

\$116,369

### List Price

\$2,100,000





# Area Overview

368 King Street East is located in the vibrant and centrally located in Corktown neighbourhood. Originally, an industrial area, the neighborhood has evolved as a mixed-use area and is now pre-dominantly commercial along the arterial streets with a mix of commercial and residential uses along the side streets.

Corktown 's borders begin on Queen Street East to the north, from the Parliament Street to Lower River Street, then south to Eastern Avenue. One of the standout features of the immediate area is the abundance of parks around Corktown; it is a fantastic area for nature lovers and families seeking outdoor activities. Residents have easy access to cafe and restaurants, religious institutions, and educational facilities.

## Transit

King Street is a major east-west thoroughfare and is a retail and transit corridor. Public transit is convenient, with bus and streetcar routes running along King Street East, Queen Street East, and Parliament Street. Due to the area being in proximity to West Don Lands, the area benefits with new streetcar lines, new parks and institutional infrastructure. Upcoming development of Corktown Station will also be a walking distance away from the subject property.

## Amenities

Corktown is a diverse and vibrant community, offering a wide range of services for all to enjoy. There are two community health centers, banking institutions, numerous restaurants, coffee shops, groceries, service agencies, and recreational places, ensuring that residents have all the necessary conveniences within reach.

Education resources are plentiful in Corktown, with several schools serving the community, including Inglenook Community School, St. Paul Catholic School, Liberty Prep School Parliament, and Market Lane Junior and Senior Public School. Additionally, St. Lawrence branch also caters to the area's intellectual needs.



## Demographics



2,767

Total Population



35.2

Total Population  
Median Age



95.8%

Labour Employment  
Rate



CA\$46,453

Average Household  
Income

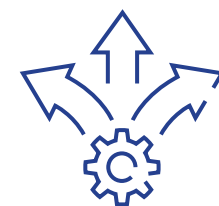


# Investment Highlights



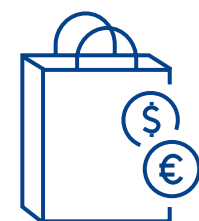
## Prime Location

The property fronts onto King Street Station. The building is walking distance away from King Street and upcoming Corktown Station. Easy access to Gardiner Expressway westbound at Jarvis Street and serviced by public transit.



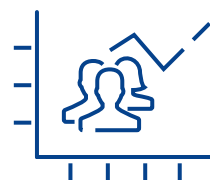
## Versatile Use

The property can be adapted to different uses, such as nightclub/ cabaret, (take-out) eating establishment, day nursery, retail and personal service shop, subject to zoning and permits.



## Amenity-Rich Area

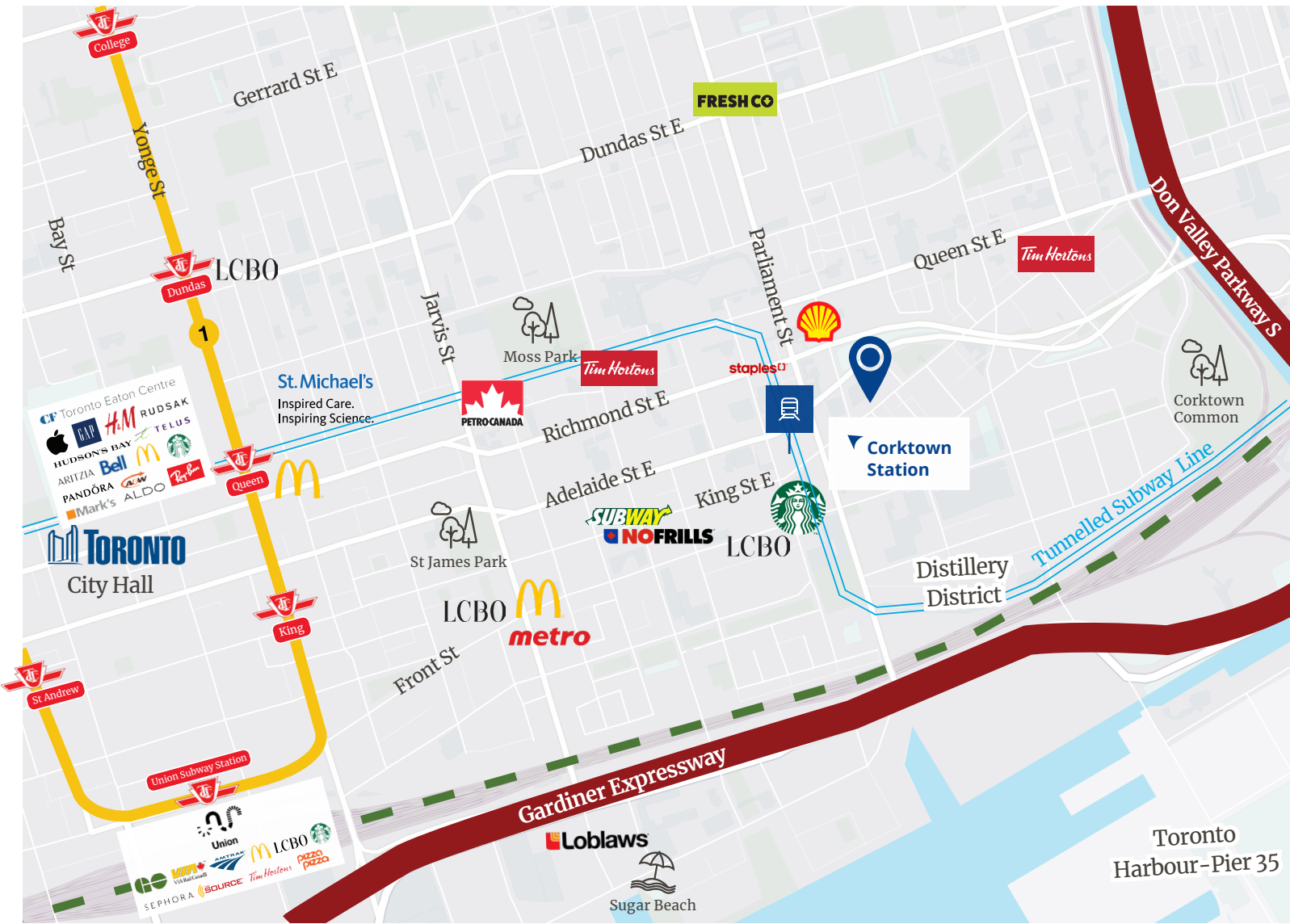
Abundance of nearby amenities, such as parks, restaurants, and cafés, ideal for potential tenants and customers.



## Growing Demand

Corktown neighborhood has experienced significant growth and development in recent years which increases the location's value-add for years to come.

# Nearby Amenities







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