

# 863

Queen Street West

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RARE OPPORTUNITY TO OWN IN WEST QUEEN WEST



Marcus & Millichap

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### RARE OPPORTUNITY TO OWN IN WEST QUEEN WEST

Marcus & Millichap is pleased to present a premier opportunity at 863 Queen Street West, a rare investment opportunity in one of Toronto's most vibrant and sought-after neighborhoods.

This historic property features retail on the ground floor and one two bedroom residential unit above. The current tenants have been a staple in the community for years, with their current lease expiring in four years with one option to renew for five years at future market rate. They are occupying both levels.

The location is simply unbeatable, offering unparalleled access along the best stretch of West Queen West. It is surrounded by all the best restaurants and shops in the city, and is right across from Trinity Bellwood's Park. This property benefits from the area's high foot traffic and cultural appeal. This site presents a compelling investment opportunity in one of Toronto's most fashionable and rapidly appreciating districts.



## Property Details

Address: 863 Queen Street West

Size: Ground + Basement : ~ 810-820 SF  
Second Level: ~ 760-800 SF  
Total: ~ 1,600 SF

Legal Description: PT LT 7-8 PL 671 CITY WEST AS IN CA325139; CITY OF TORONTO

PIN: 212440175

2025 Property Tax: \$20,644.91 SF

- Beautiful and Historic single tenant retail property located in the best stretch of West Queen West
- The building consists of ground level retail with a basement, and a residential unit above that is currently being utilized by the current tenant as office space.
- Exceptional growth potential, ideal for investors seeking to maximize returns through increased rental income.
- Incredible access to transit, and walkability is unmatched the city
- Access to Trinity Bellwood's Park, among other incredible retailers and historic landmarks. This area is always bustling.

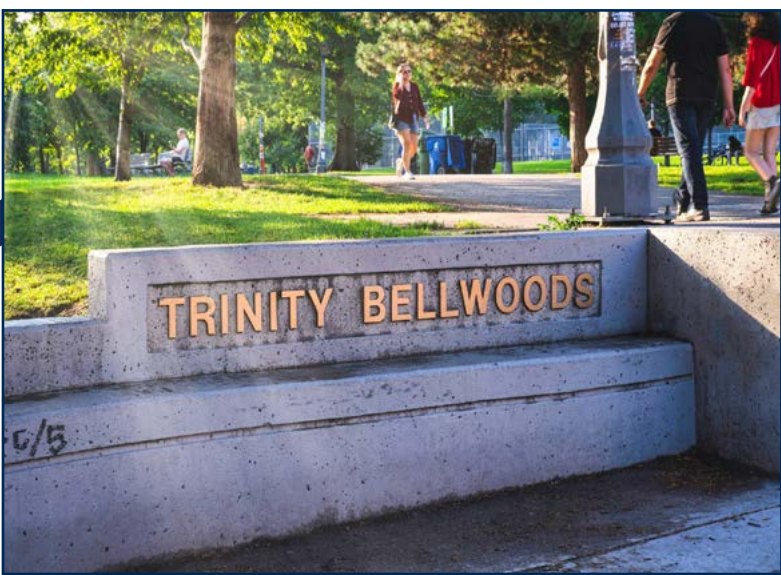
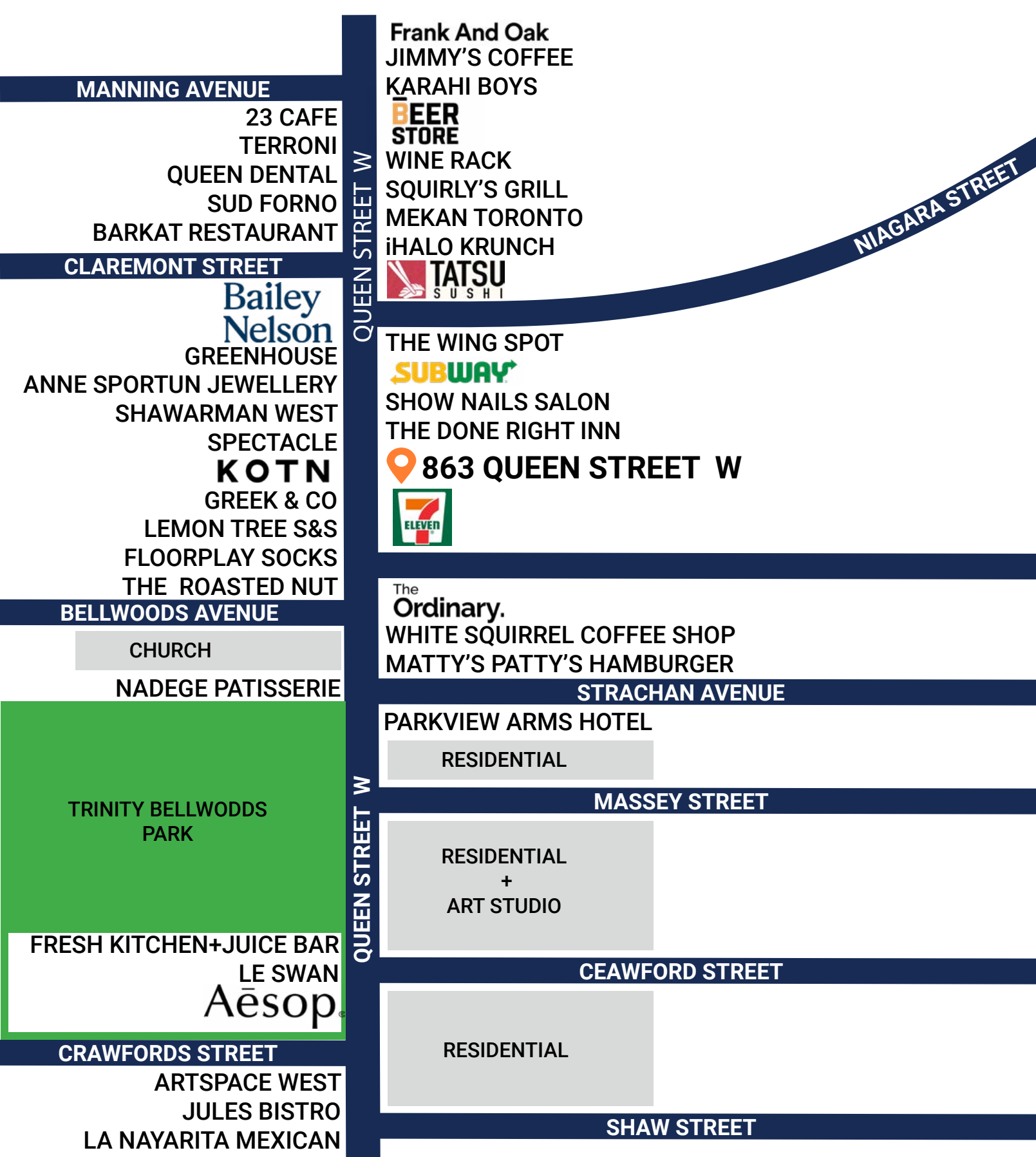
# Ground Level Retail



# Upper Level Residential



# Queen Street West Retail Streetscape



# West Queen West

West Queen West is one of Toronto's most vibrant and trendy neighborhoods, renowned for its eclectic arts scene and creative energy. This dynamic area boasts a lively stretch along Queen Street West, where you'll find an array of independent boutiques, vintage shops, art galleries, and trendy restaurants. The neighborhood is a hub for Toronto's thriving arts community, with numerous galleries, street murals, and live music venues that contribute to its unique character.

West Queen West is home to a diverse mix of affluent residents, including young professionals and families, many of whom reside in stylish lofts, historic Victorian homes, and modern condos. The area's proximity to Trinity Bellwoods Park and its convenient access to downtown Toronto via public transit make it highly desirable for those seeking an energetic, culturally rich environment.

Throughout the year, West Queen West hosts a variety of cultural festivals and street events that celebrate its artistic spirit. The neighborhood's lively atmosphere, combined with its creative vibe and easy accessibility, makes it one of Toronto's most sought-after neighborhoods for both living and exploring.



### Cultural Hotspot

In 2008, West Queen West was named the "Coolest Neighborhood in the World" by Travel + Leisure magazine, recognizing its vibrant arts scene and creative energy. In 2014, Vogue named the street one of the coolest in the world.



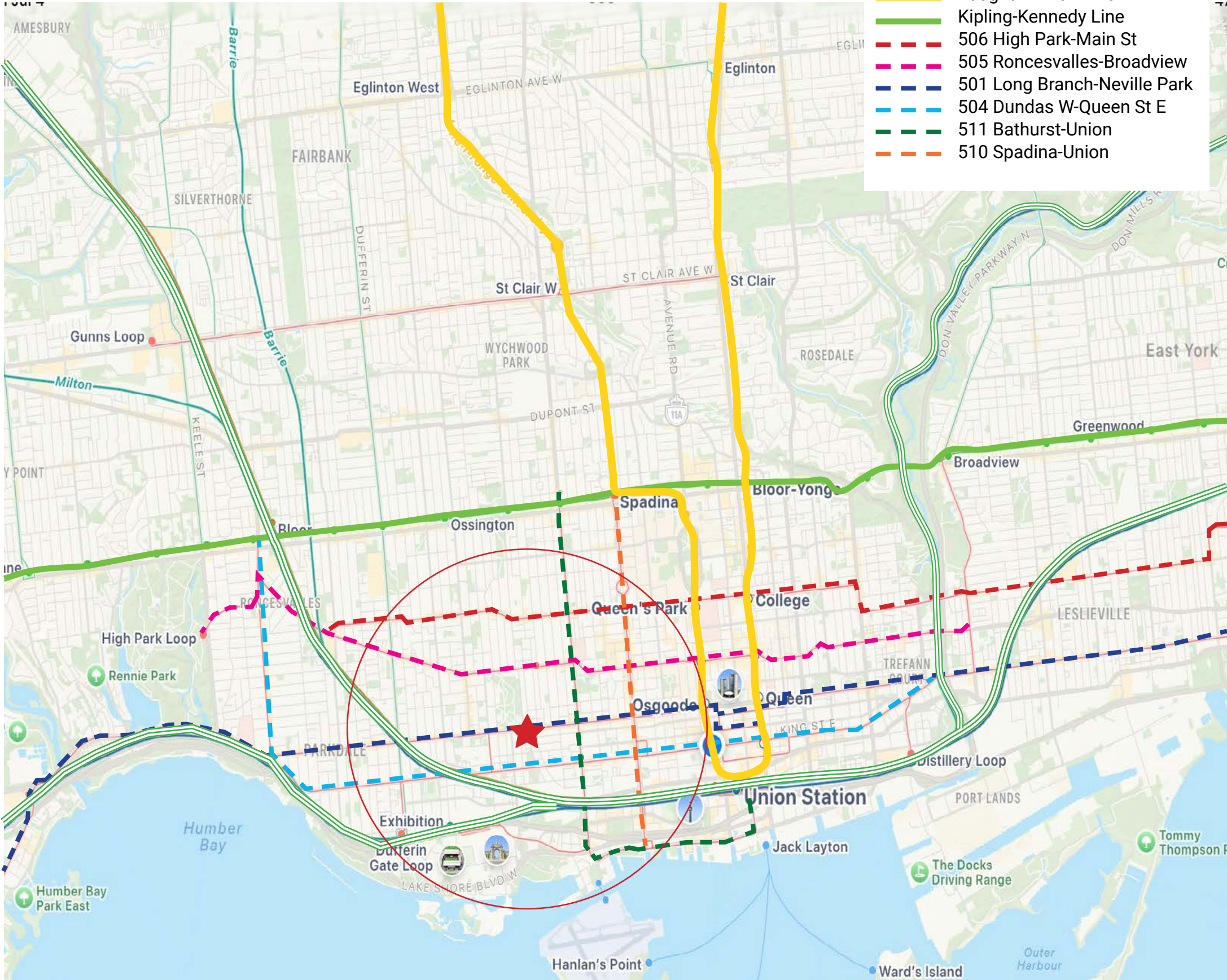
### Trendy Retail and Dining

The neighborhood is a shopping hotspot, home to boutiques, vintage stores, and designer shops, complemented by a diverse culinary scene—from upscale restaurants to casual eateries.



### Unparalleled Access to Transit

West Queen West offers easy access to downtown Toronto via streetcars and major transit routes, making commuting convenient.





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