

141 QUEEN ST. E. · UNIT 1 — THE ENDCAP



~425 SF GROUND FLOOR + ~425 SF BASEMENT · 501 STREETCAR AT DOOR

141 Queen St. E.

— UNIT 1 · TORONTO, ON —

ENDCAP RETAIL FOR LEASE

SIZE	POSITION	AVAILABLE	NET RENT
~425 SF Ground Floor + ~425 SF Basement	Endcap Corner	Immediate	Call Broker TMI · \$4,000 / Month (2025)



FRONTAGE

Endcap + Signage



TRANSIT

Streetcar at Door



TERM

Flexible Lease

IDEAL USES

Cannabis · Coffee · QSR · Convenience · Services · Specialty Retail

"Strategic Moves. · Pivotal Results."

~22,400 VEHICLES / DAY · ~8,000 PEDESTRIANS / DAY

QUEEN ST. E. x JARVIS · CITY OF TORONTO, 2025

OVERVIEW

141 QUEEN ST. E. • UNIT 1 • TORONTO, ON

PROPERTY HIGHLIGHTS

The Endcap

Unit 1 • Endcap
Queen Street East corridor

01

~425 SF

GROUND FLOOR

02

~425 SF

USEABLE BASEMENT

03

Immediate

AVAILABILITY

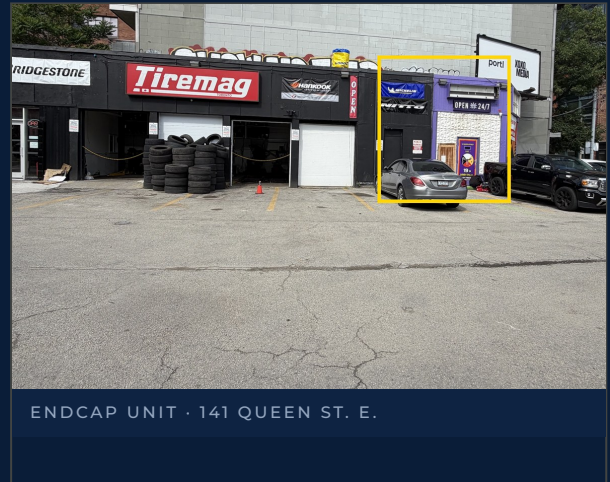
04

Endcap

CORNER EXPOSURE

Compact, high-exposure **endcap retail unit** on Queen Street East — in the heart of one of downtown Toronto's fastest-growing residential submarkets. The ~425 SF **ground floor** is paired with a ~425 SF **useable basement** (~850 SF in total), giving you back-of-house storage or prep space at no premium and keeping total occupancy cost low.

The **501 Queen streetcar stops at the door**, condominium towers are multiplying block by block, and the future **Ontario Line "Moss Park" station** is planned steps away under Queen Street. Currently configured as cannabis retail and well suited to a range of small-format uses. **Flexible Lease Term** available.



KEY HIGHLIGHTS

- ◆ **Endcap position** with signage exposure on a high-traffic downtown arterial — corner of the retail strip.
- ◆ ~425 SF **ground floor** + ~425 SF **useable basement** (~850 SF total) — rare added square footage at low total occupancy cost.
- ◆ **501 Queen streetcar at the door** (24-hour service); 505 Dundas streetcar a short walk north.
- ◆ **Future Ontario Line "Moss Park" station** planned under Queen St. E. nearby — a long-term transit upgrade.
- ◆ **Rapid condominium intensification** — downtown east is among the city's most active development submarkets.
- ◆ Walk to the **Eaton Centre**, **Massey Hall**, **St. Michael's Cathedral**, **St. Lawrence Market** and the Financial District.
- ◆ **Flexible Lease Term** — ideal for a variety of retail uses including cannabis store, vape, QSR, general retail.



QUEEN STREET EAST FRONTAGE • ENDCAP UNIT OUTLINED IN YELLOW

Downtown East

Queen St. E. Corridor
Garden District / Moss Park

501

STREETCAR AT DOOR

24-hour service on one of North America's longest streetcar lines

Ontario Line

FUTURE SUBWAY

"Moss Park" station planned under Queen St. E. nearby

High Growth

RESIDENTIAL DENSITY

Thousands of new condo units approved & rising nearby

501 Queen Streetcar

TTC TRANSIT

Direct stop at the door; 24/7 service across the downtown core.

Ontario Line

FUTURE TRANSIT

"Moss Park" station planned under Queen St. E. between George & Sherbourne.

Eaton Centre

RETAIL ANCHOR

Canada's busiest shopping centre, roughly 10 minutes west.

Financial District

OFFICE CATCHMENT

Large daytime workforce within 1-2 km of the corner.

Massey Hall

CULTURE

Landmark concert venue within easy walking distance.

St. Lawrence Market

FOOD / TOURISM

Historic public market roughly a 10-minute walk south.

St. Michael's Cathedral

LANDMARK

Basilica & square just to the west on Bond Street.

Toronto Metropolitan U.

INSTITUTION

Major university & student population just to the northwest.

Garden District / Moss Park

RESIDENTIAL

One of downtown's most active new-development submarkets.

George · The Carbon Bar

DINING

Award-winning restaurants on the same block of Queen E.

Moss Park

PARK / AMENITY

Park, arena & rec centre two blocks east at Jarvis.

St. Lawrence / Distillery

TOURISM

Historic districts & year-round visitor traffic to the southeast.



501 QUEEN STREETCAR PASSING THE SITE · QUEEN STREET EAST FRONTAGE

LOCATION

QUEEN ST. E. × JARVIS · DOWNTOWN TORONTO

TRADE AREA OVERVIEW

The Corner

141 Queen St. E. · Unit 1

Aerial · looking northwest



AERIAL · QUEEN STREET EAST AT JARVIS · DOWNTOWN TORONTO EAST

141 Queen East sits on the **Garden District / Moss Park edge of downtown** — one of Toronto's most actively developing corridors. Within a short walk are the Financial District workforce, Toronto Metropolitan University, the Eaton Centre, and the St. Lawrence Market, with **thousands of new condominium units approved or under construction nearby**. The 501 Queen streetcar and the planned Ontario Line "Moss Park" station position this corner for continued growth in foot traffic and residential density.

0 STEPS	5 MIN WALK	10 MIN WALK	10 MIN WALK	12 MIN WALK	2 BLOCKS
Streetcar Stop	St. Michael's Cathedral	Eaton Centre	St. Lawrence Market	Union Station	Moss Park

<i>Walker's</i> WALK SCORE TIER Paradise — daily errands need no car	<i>Rider's</i> TRANSIT TIER Paradise — streetcar at door, subway access close	<i>Very</i> BIKE TIER Bikeable — downtown cycling network nearby
---	--	---

Distances and walk times are approximate. Mobility tiers are descriptive of the downtown Queen Street corridor. E.&O.E.

By the Numbers

Demand Snapshot

Downtown East · Garden District / Moss Park

22M

ANNUAL STREETCAR BOARDINGS

501 Queen, 2019 — TTC

+16.1%

DOWNTOWN GROWTH '16-'21

vs +2.3% citywide — Stats Canada

100,000+

LIVE & WORK WITHIN ~1 KM

Residents + daytime workers — est.

TTC TRANSIT

501 Queen Streetcar

≈ 55,000 average daily boardings and the 2nd-busiest streetcar route in the city. 24-hour service at the door. (TTC)

SURFACE TRANSIT

Top Transit Corridor

Queen St. carries the 2nd-highest surface-transit ridership of any downtown corridor. (City of Toronto, 2024)

VEHICLE TRAFFIC

~22,400 / day

Vehicles at Queen St. E. × Jarvis (14-hr count). Plus ~8,000 pedestrians/day. City of Toronto, 2025.

LIVE + WORK · 1 KM

Dense & Job-Rich

≈ 40,000+ residents and 60,000+ daytime workers within a ~1 km radius (estimated); Moss Park alone ≈ 14,750/km². (City of Toronto)

RESIDENTIAL GROWTH

Fastest-Growing Core

Downtown Toronto grew +16.1% (2016–21); central neighbourhoods added 125,000+ residents. (Stats Canada / Toronto Foundation)

FUTURE TRANSIT

Ontario Line

Planned "Moss Park" subway station steps away on Queen St. E. will add major transit capacity nearby. (Metrolinx)

Sources: Statistics Canada, 2021 Census of Population and 2022 census releases; City of Toronto (Neighbourhood Profiles; Toronto Employment Survey, 2025; Downtown Toronto Congestion Study, 2024); Toronto Transit Commission; Toronto Foundation. The 1 km live-and-work figures are modeled estimates derived from downtown population density and the City Employment Survey; figures describe the surrounding area, are approximate, and are not unit-specific. E.&O.E.

SPACE

UNIT 1 · ~425 SF GROUND + ~425 SF BASEMENT

SITE & UNIT CONTEXT

Site Plan

Unit 1 · Endcap

141 Queen St. E., Toronto

GROUND FLOOR

~425 SF

BASEMENT

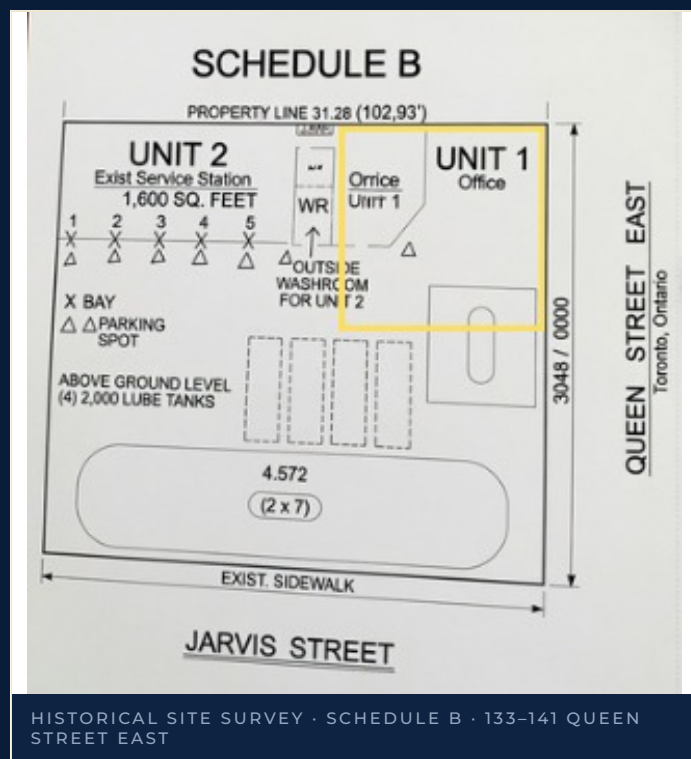
~425 SF

UNIT

No. 1 · Endcap

LAYOUT

Open



RETAIL FLOOR

Compact ~425 SF endcap retail floor with street frontage and signage exposure at the corner of the strip.

USEABLE BASEMENT · ~425 SF

Lower level adds roughly 425 SF of storage, prep, or back-of-house space — extra usable area without extra street-level cost.

FLEXIBILITY

Open plan suits cannabis, coffee, QSR, convenience, services, or specialty retail. Flexible Lease Term.

POSITION

Endcap of the Queen Street East strip beside the corner tower, with the 501 streetcar stop at the door.

Survey shown is a historical site plan of 133-141 Queen St. E. for context only and does not reflect the current unit demising. Unit 1 areas (~425 SF ground floor plus ~425 SF useable basement, ~850 SF total), configuration, and lower-level dimensions are approximate and should be verified by the tenant or tenant's architect; a current measured plan is available on request. Lease term is flexible and available on request. E.&O.E.



"STRATEGIC MOVES. PIVOTAL RESULTS."

CONTACT

Listing Brokerage

PIVOTAL COMMERCIAL REALTY INC., BROKERAGE

Shawn Abramovitz

CEO & BROKER OF RECORD · B.A.

PHONE 416.900.3878 Ext. 102

EMAIL shawn@pivotalcommercialrealty.com

WEB pivotalcommercialrealty.com

141 Queen Street East

UNIT 1 · TORONTO, ON

~425 SF Ground Floor · ~425 SF Basement · 501 Streetcar at Door

~425

GROUND FLOOR SF

~425

BASEMENT SF

Endcap

CORNER EXPOSURE

Now

AVAILABLE

"A high-exposure downtown endcap. Contact us today for a private tour."

All information has been obtained from sources deemed reliable. Pivotal Commercial Realty Inc., Brokerage makes no representations or warranties as to its accuracy. Areas are approximate; rent, additional rent (TMI), unit dimensions, and lower-level area to be verified. Offered on a flexible lease term; lease terms available on request. All figures subject to change without notice. E.&O.E. © 2026 · pivotalcommercialrealty.com