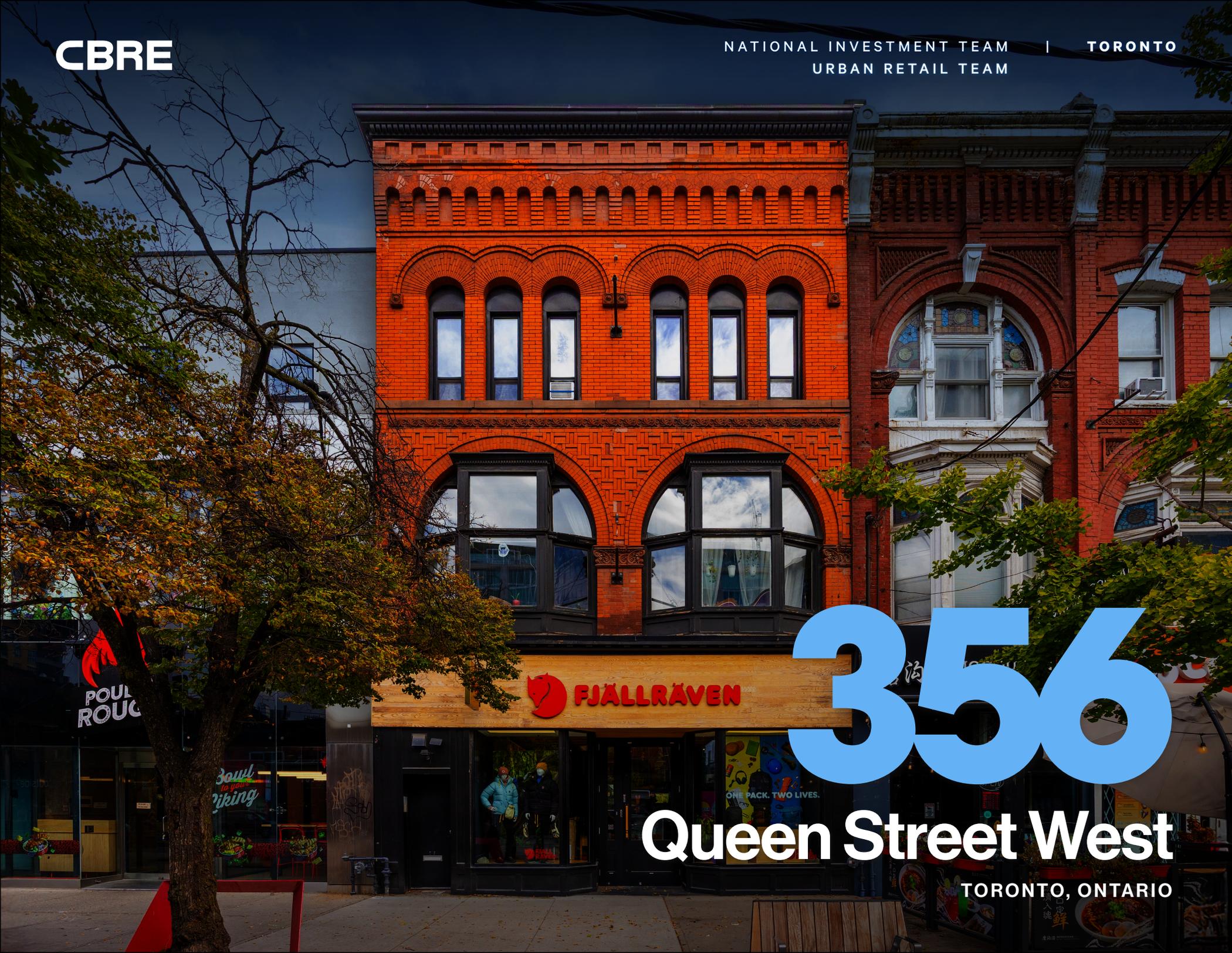


356

Queen Street West

TORONTO, ONTARIO



The Offering

CBRE Limited (“CBRE”) is pleased to offer for sale a 100% freehold interest in 356 Queen Street West (the “Property”), a landmark opportunity situated in the heart of Queen West – one of Toronto’s most coveted boutique retail, office and residential corridors. The Property presents a street front retail property fully occupied by Fjallraven & four apartment units. In addition to the excellent income stability with Fjallraven having over 4 years of term remaining, the Property features residential rents ~45% below current market rates. 356 Queen Street West occupies approximately 27 feet of prime frontage on the coveted north side of Queen Street West, east of Spadina Avenue amidst one of the most active areas for retail in Toronto.

356 Queen Street West is being offered with attractive in-place financing and provides an investor value enhancement opportunities through proactive management and leasing initiatives.



356 Queen Street West

ADDRESS	356 Queen Street West
GROSS LEASABLE AREA (SF)	6,221
RETAIL AREA (SF)	2,859
RESIDENTIAL AREA (SF)	3,362
NUMBER OF TENANTS	5
OCCUPANCY	100%



27 feet
of Queen Street West frontage



1 Retail Boutique



4 Apartment Units



Investment Highlights

Central Location Along Toronto's Prime Queen Street West Retail Corridor

Strategically positioned in the heart of downtown Toronto, Queen Street West is home to Canada's most appealing retail brands, nationally recognized restaurants and nightlife venues. 356 Queen Street West is centrally located on this epitome of Toronto's urban lifestyle, surrounded by countless amenities including a vast mix of flagship retail stores, including brands like Lululemon and the Mountain Equipment Coop with its flagship stores located within a few doors of the Property.

Surrounded by Canada's Most Enviably and Intensifying Trade Area

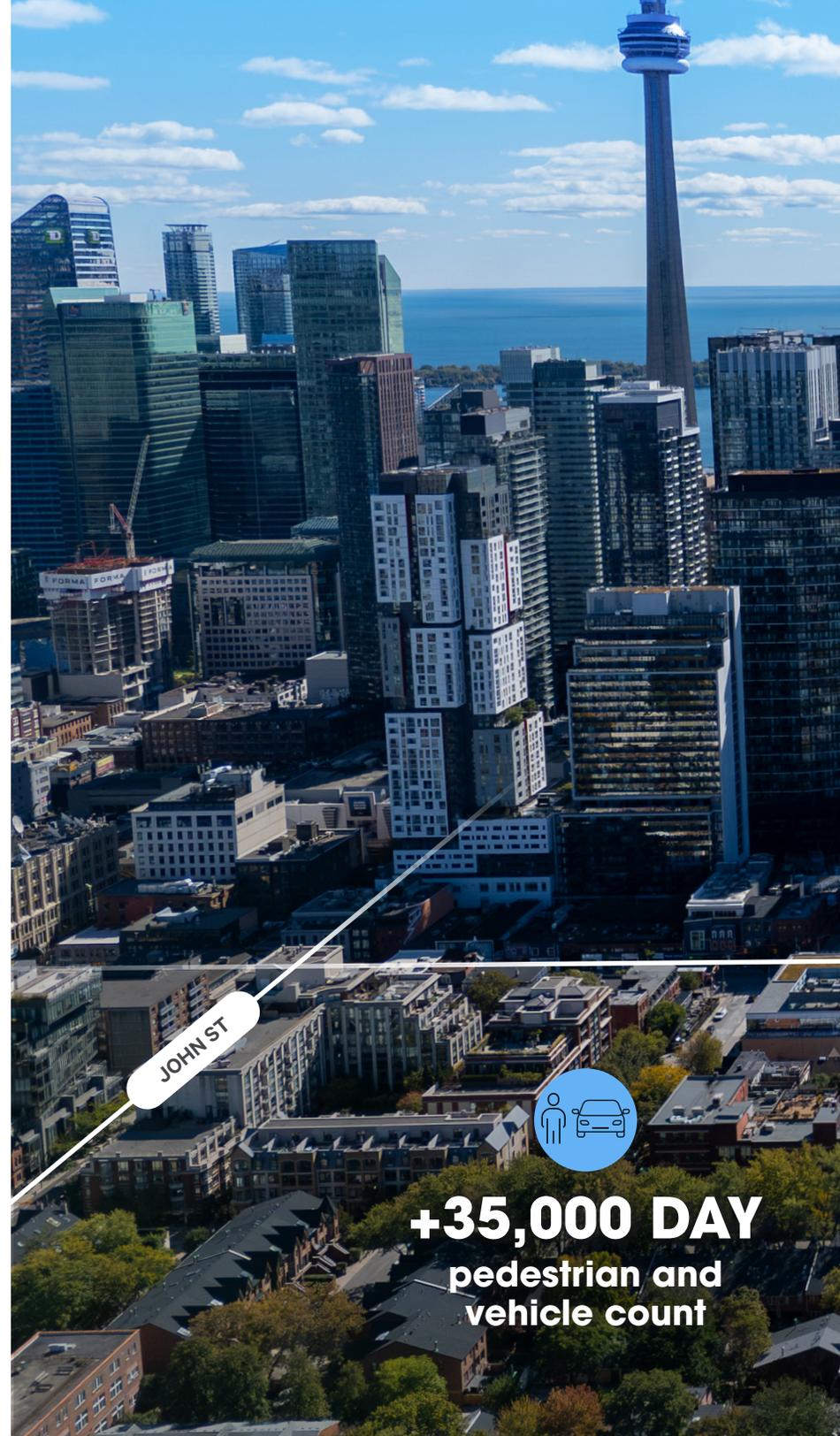
Downtown Toronto West is one of the most intensifying trade areas in Canada, with over 8,500 units in various stages of construction and approval process catering to the needs of a growing, young, highly educated, and affluent population. This ongoing densification has generated unmatched demand for retail and employment uses in the neighbourhood.

Inviting Streetfront and Superior Accessibility

356 Queen Street West occupies a prominent location along the premium north side of Queen Street West between Spadina Avenue and Peter Street that boasts significant pedestrian traffic for tenants. In addition, the Property offers abundant surrounding amenities and excellent transit accessibility immediately adjacent to Toronto's Financial Core. The Property is located directly on the Queen West street car line and is only a 15 minute walk to Union Station.

Robust Commercial Leasing Market

Queen Street West attracts a number of high-profile retailers at strong rental rates, and the current low vacancy rate has pushed rents up consistently to historical heights. Demand for prime retail space, particularly on the north side of the street where the sidewalks are double sized, continues to be robust and the future completion of the Ontario Line will help to increase traffic along the corridor.



JOHN ST



+35,000 DAY
pedestrian and
vehicle count



Billy Bishop Airport



356

Queen Street West

RICHMOND ST W

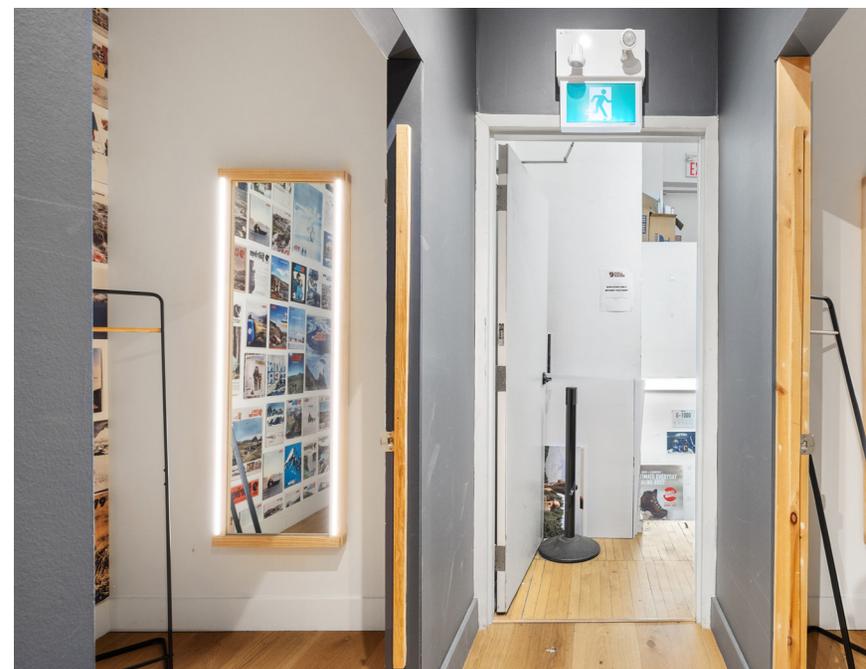
QUEEN ST W

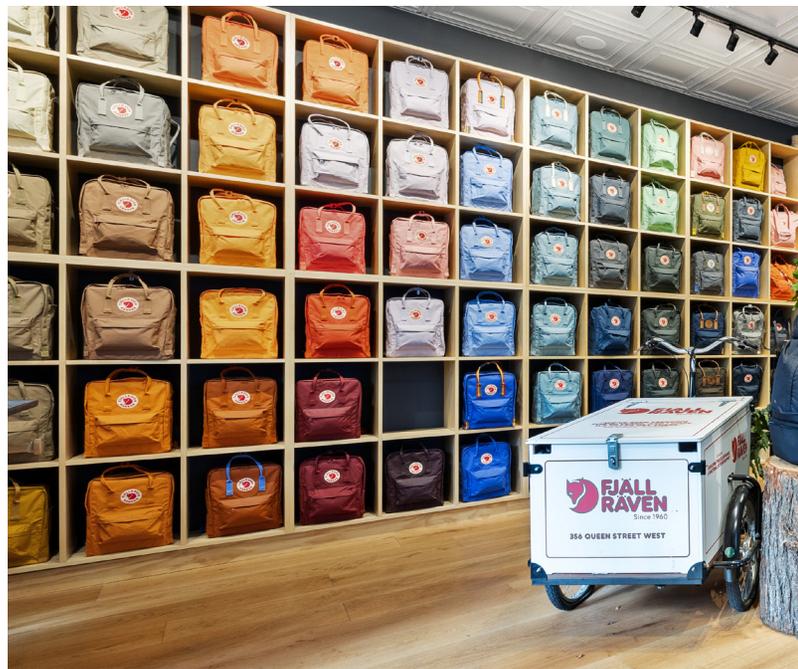
QUEEN ST W

SPADINA AVE



15 MIN
walk to Union
Station





356

Queen Street West

TORONTO, ONTARIO

CBRE

CBRE LIMITED, REAL ESTATE BROKERAGE

TORONTO

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