

seven
sixty one
queen street west

ICONIC QUEEN WEST BUILDING FOR SALE



CBRE



THE OFFERING

CBRE Limited (the “Advisors”) are pleased to offer for sale 761 Queen Street West (the “Property”) a rare opportunity to acquire an iconic retail/brick-and-beam building in one of Toronto's most vibrant and sought-after neighbourhoods. Ideally located in the heart of West Queen West and just steps from Trinity Bellwoods Park, the Property benefits from its exceptional pedestrian activity, strong local demographics and it's dynamic mix of retail, office, and lifestyle space.

The building occupies a prominent site with 110 ft. of frontage along Queen Street West, offering excellent visibility. Originally constructed in 1905 as a church, the property has been completely retrofitted and modernized into beautiful retail and office space, blending architectural character with contemporary functionality.

The property is currently occupied by two established tenants (b-Stretched and Behaviour) and the remaining two units are vacant with one of those units currently conditionally leased to a top tier food & beverage operator. With these conditions set to expire in approximately one month, the asset offers significant flexibility; a buyer could either assume the new tenancy or elect not to waive the conditions should they prefer to occupy the space themselves or lease it to a different user.

Property Details

Depth: 98 ft.

Frontage: 110.5 ft.

Lot Area: ~10,890 sq. ft.

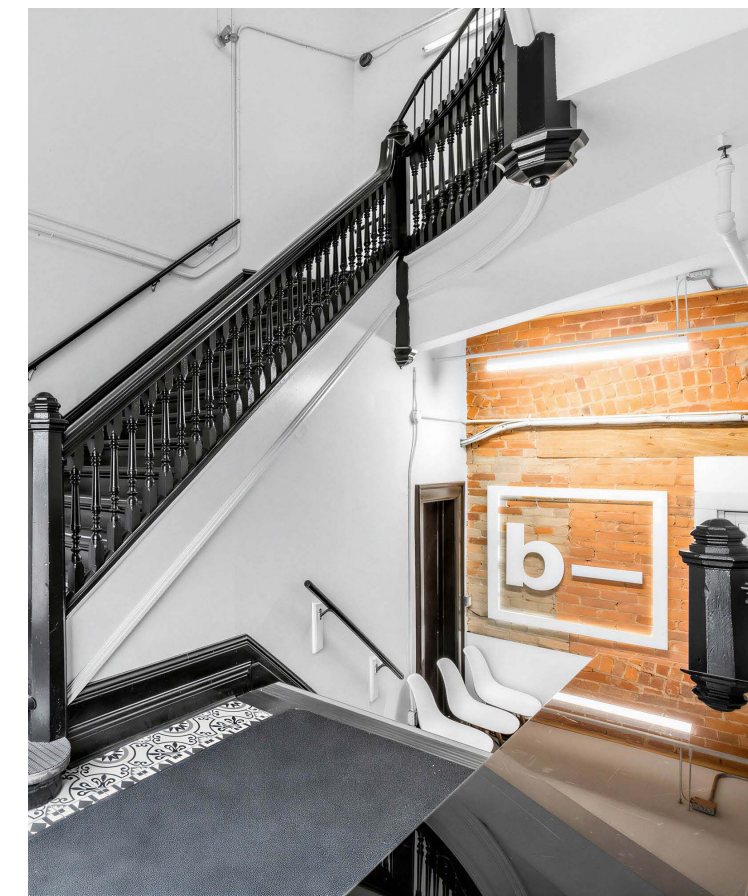
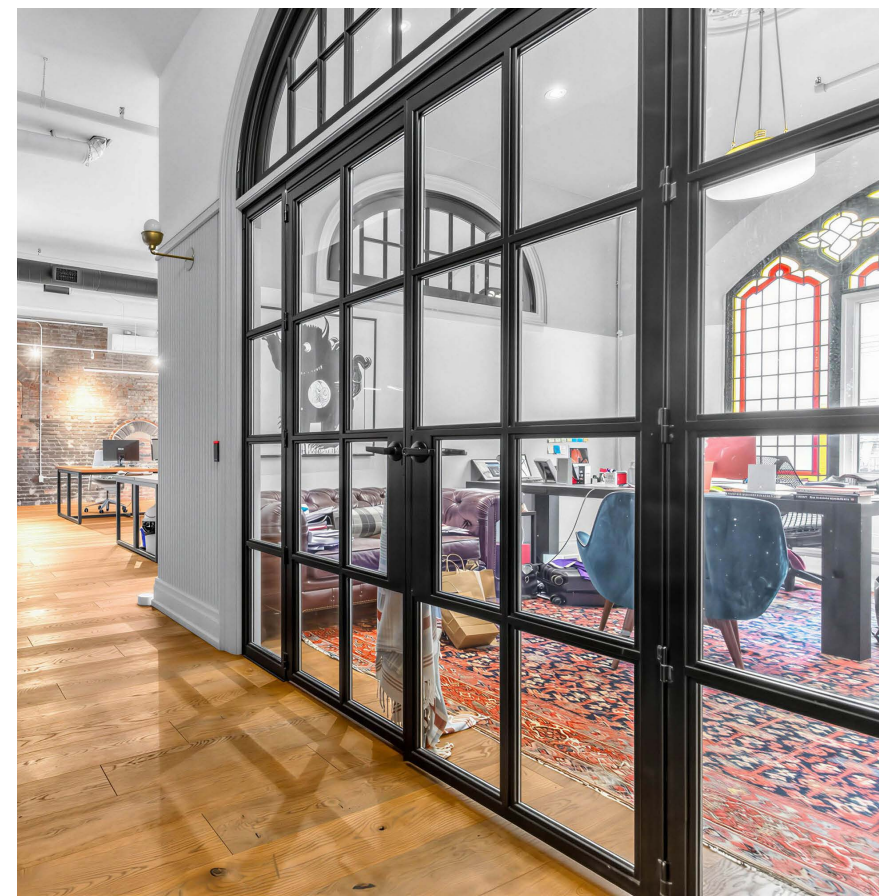
Property Taxes: \$248,912.62 (2025)

Offers will be reviewed on or after May 7th, 2026

All offers are subject to court approval

Please contact the listing team for further salient details

Floor Plans, CADs, Phase One, BCR and more will be available upon completion of the Confidentiality Agreement



INVESTMENT HIGHLIGHTS



PRIME WEST QUEEN WEST LOCATION WITH STRONG MARKET FUNDAMENTALS

Situated in the heart of Toronto's vibrant Queen Street West corridor, the Property benefits from exceptional pedestrian traffic, strong transit connectivity, and proximity to some of the city's most popular retail, dining, and entertainment destinations. The neighbourhood remains one of Toronto's most sought-after retail, hospitality and creative office markets. Continued residential intensification and tourism support strong tenant demand and long-term leasing prospects.



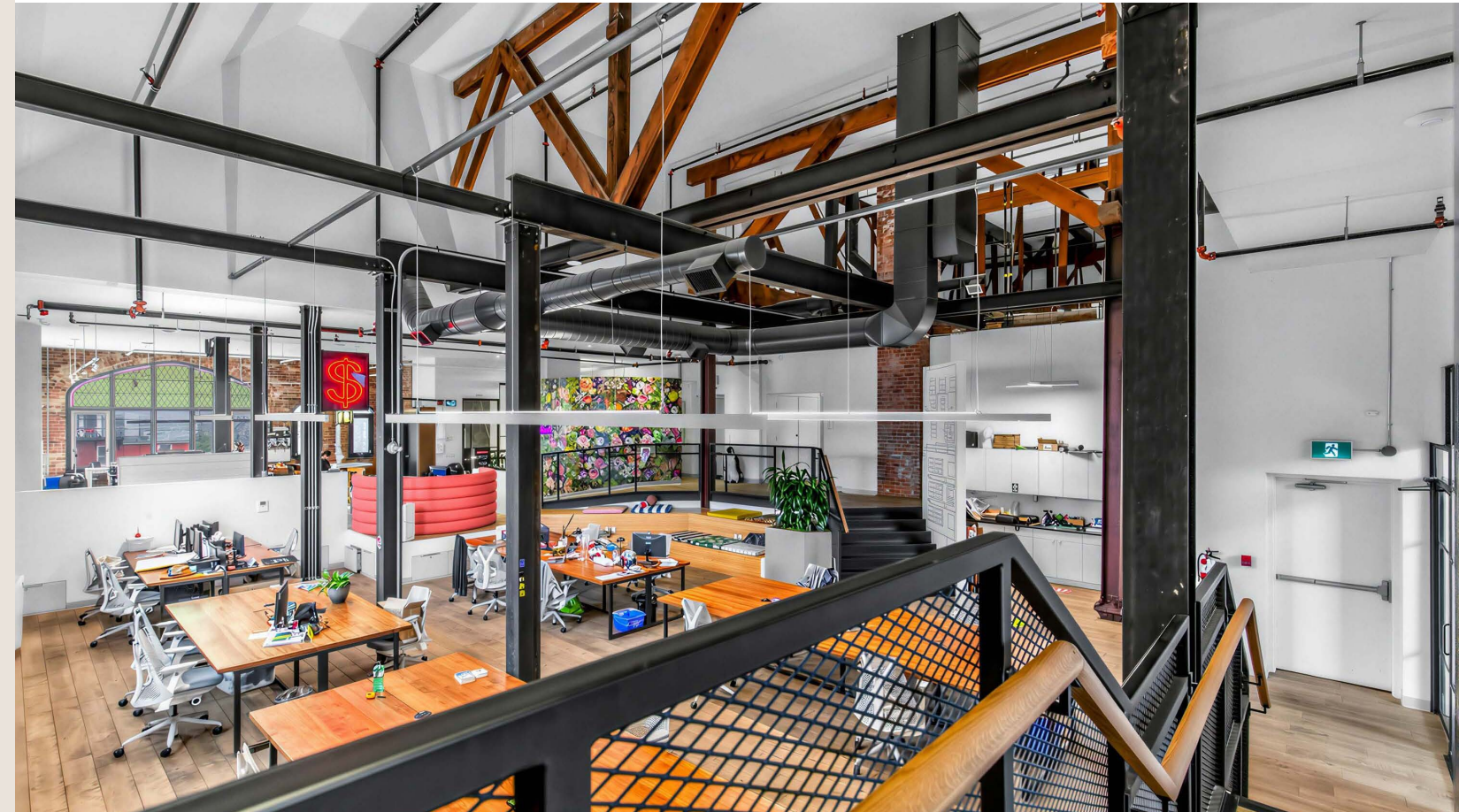
ICONIC HERITAGE BUILDING WITH MODERN UPGRADES

Originally constructed in 1905 as a church, this architecturally distinctive building underwent a comprehensive renovation between 2014–2018, with approximately \$5 million invested in building upgrades and improvements. The Property features incredible ceiling heights and beautiful stained glass windows that lets in ample natural light all year round.

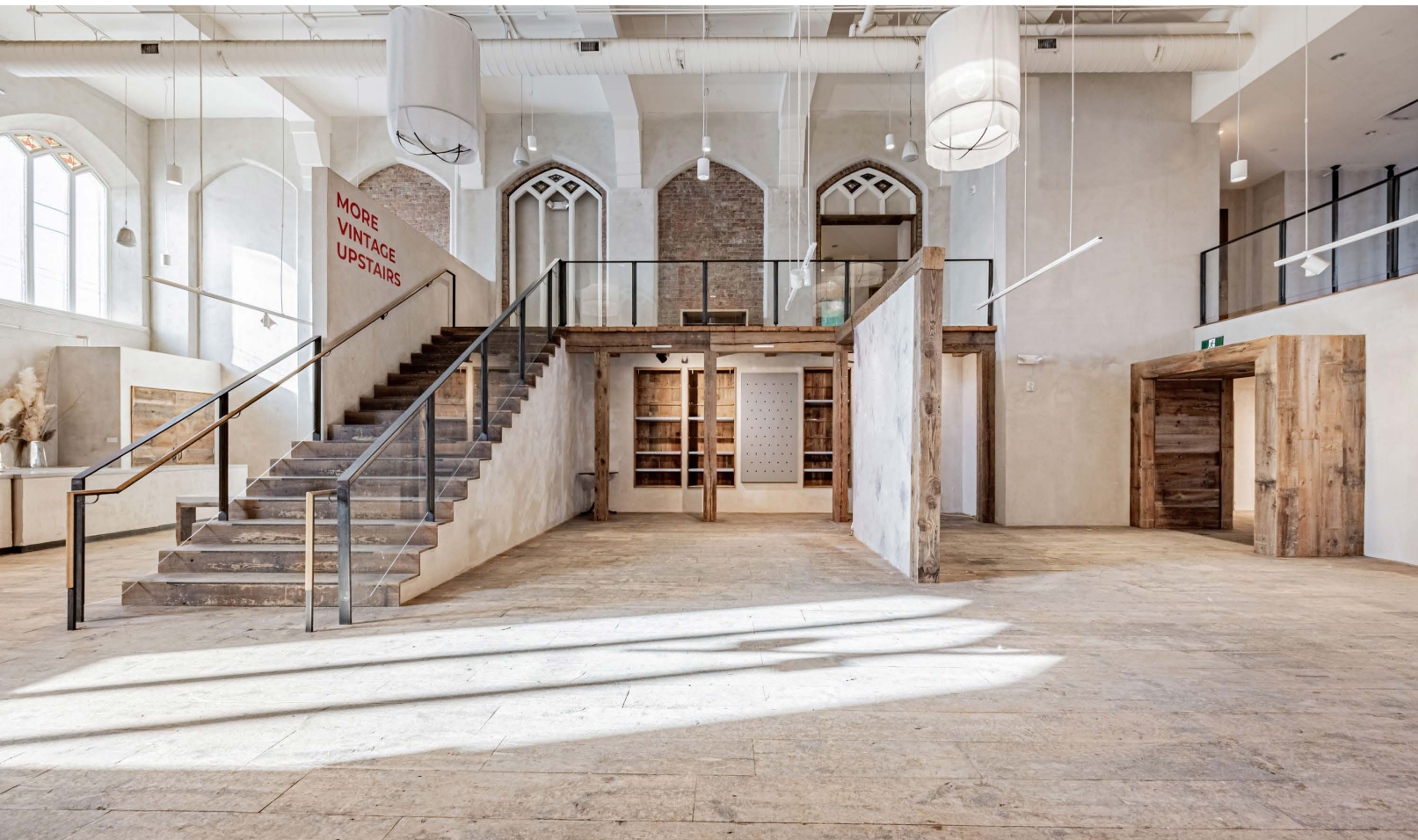


IMMEDIATE VALUE ADD OPPORTUNITY

The Property features two units that are occupied, as well as two vacant units (one currently conditionally leased), presenting investors with an immediate opportunity to lease remaining space and significantly increase income and overall asset value.



UNIT 1 (CONDITIONALLY LEASED)



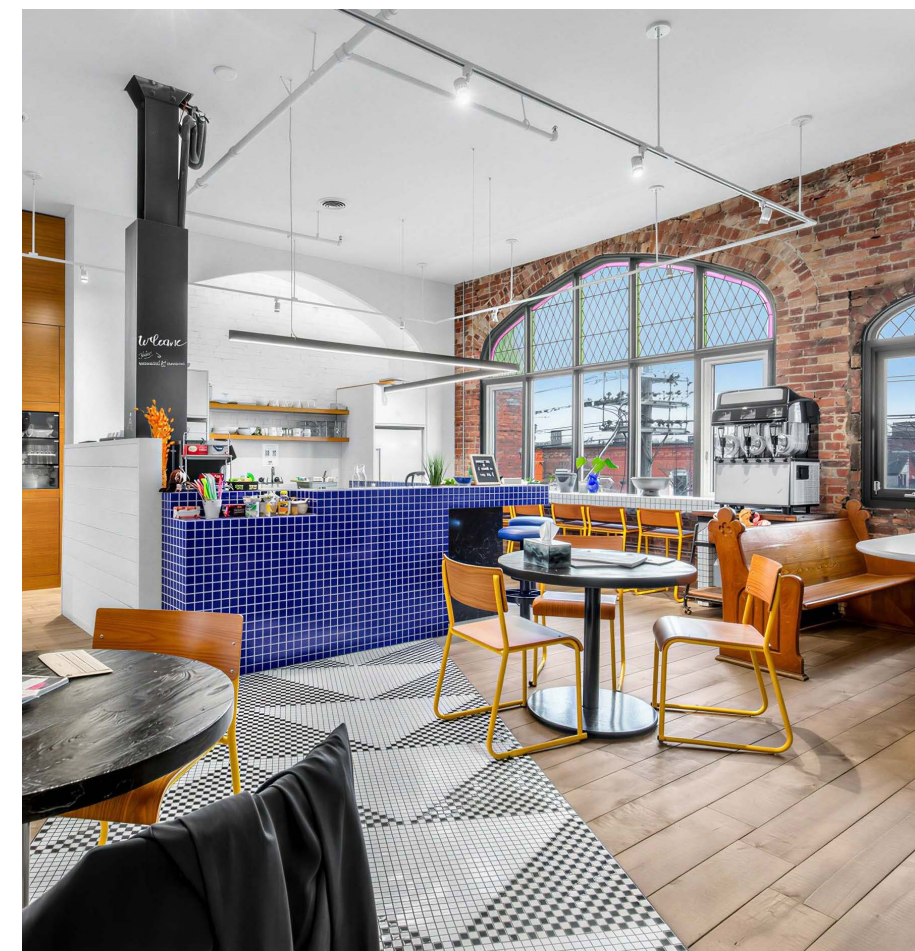
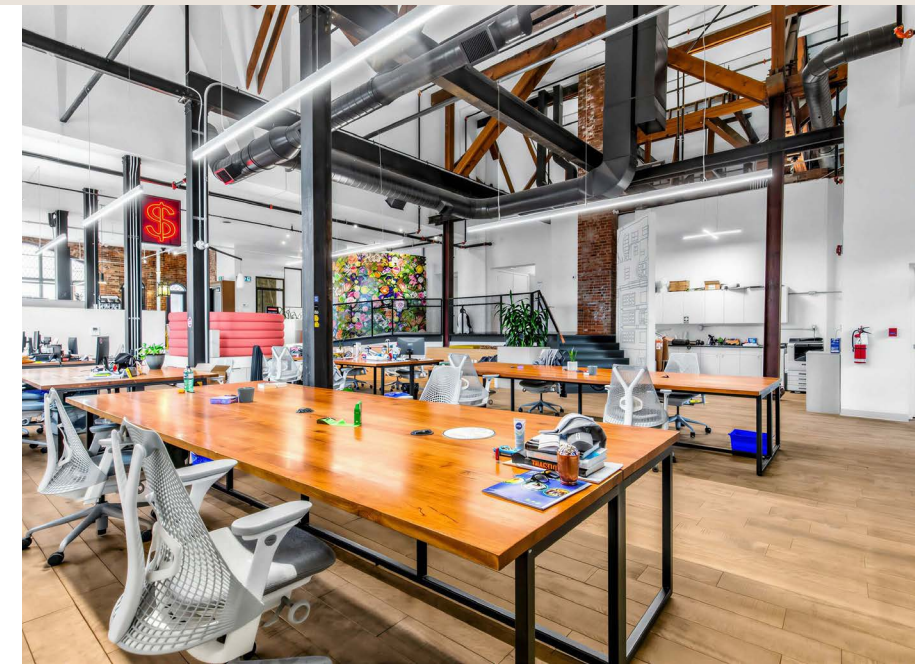
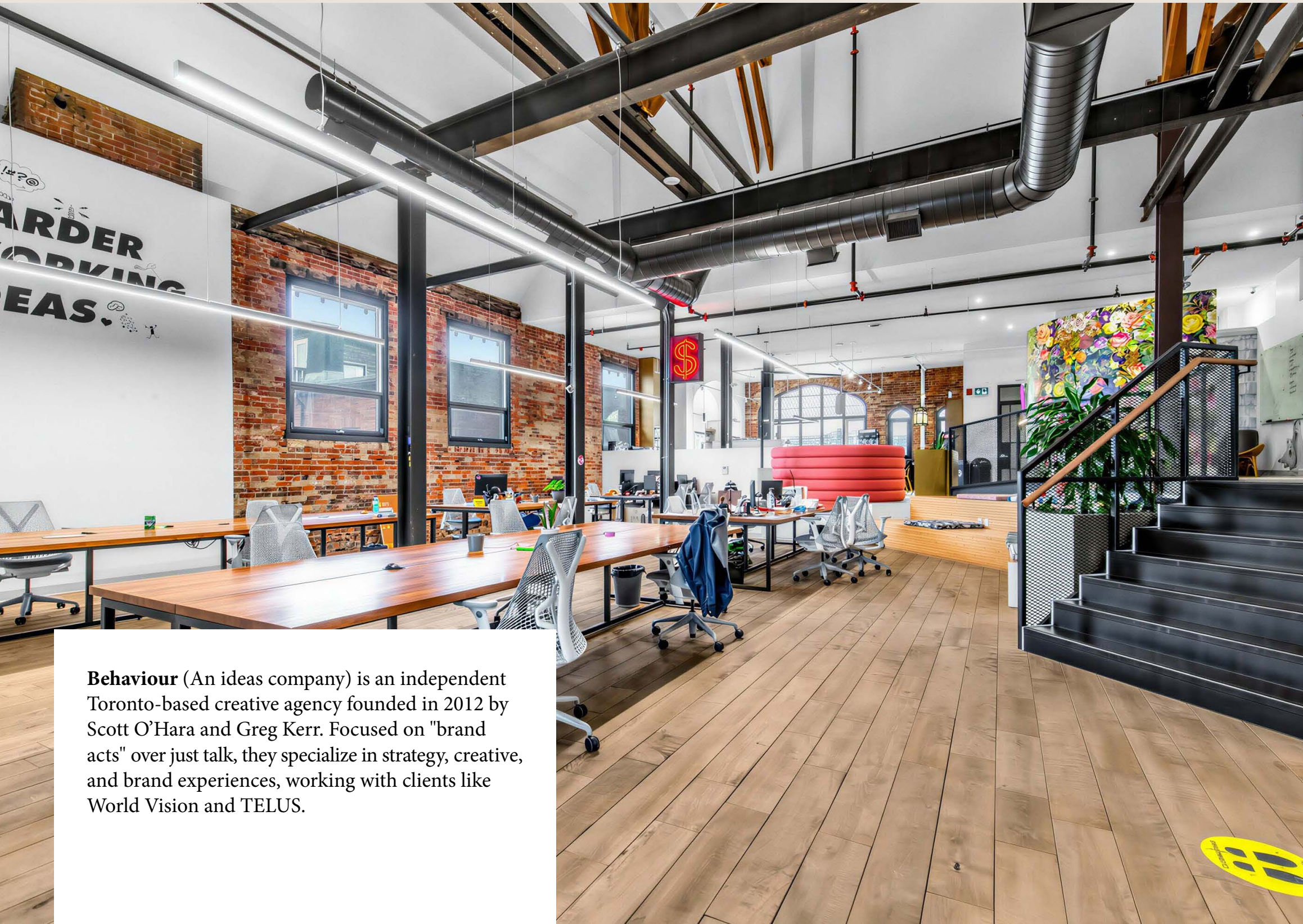
UNIT 2 (VACANT)



BEHAVIOUR (UNIT 3)

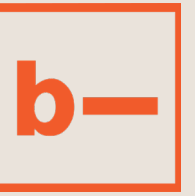
TENANT OVERVIEW

Behaviour

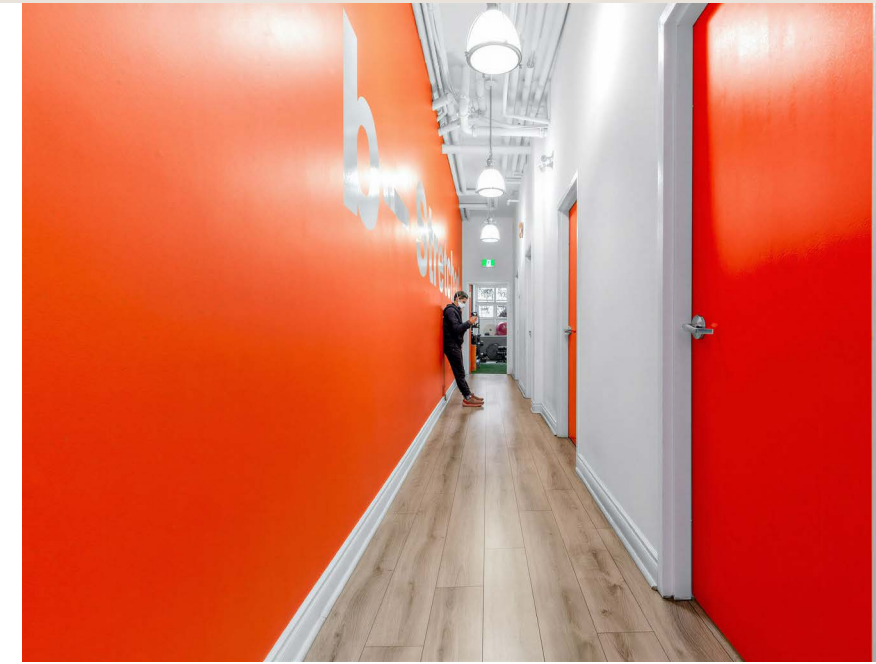


Behaviour (An ideas company) is an independent Toronto-based creative agency founded in 2012 by Scott O'Hara and Greg Kerr. Focused on "brand acts" over just talk, they specialize in strategy, creative, and brand experiences, working with clients like World Vision and TELUS.

B-STRETCHED (UNIT 4) TENANT OVERVIEW



b-Stretched is a premier Toronto-based fitness and stretch therapy clinic, established in 2017, focusing on mobility, recovery, and injury prevention through expert, hands-on assisted stretching. They offer personalized services, including physiotherapy, athletic therapy, massage, osteopathy, and acupuncture, with multiple locations in the city.





Financial Core

Nathan Phillips Square

Entertainment District

seven
sixty one

501 Streetcar

THE NEIGHBOURHOOD WEST QUEEN WEST

761 Queen Street West is located in the heart of West Queen West, a highly desirable neighbourhood in Toronto's downtown west. This neighbourhood is known as Toronto's creative heart and is home to hundreds of restaurants, bars and independent fashion retailers and boutique hotels. Popular neighbourhood retailers and restaurants include Terroni, Matty's Patty's, Warby Parker, Filson, Maguire Shoes, Kits Eyewear, Giant Bikes, Heel Boy, Australian Boot Company and many more.

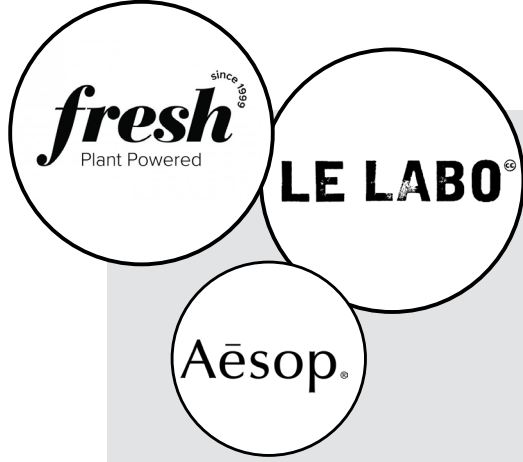
Steps from the property is Trinity Bellwoods Park, Toronto's largest park in the downtown core. The park is a huge draw to the area, especially in the summer months, where people flock to the park to picnic, play sports or walk their dogs.

The property is serviced by the 501 Queen streetcar, North America's longest streetcar route, which stretches west to east from Long Brand Loop all the way to Neville Park Loop.

NEIGHBOURING RETAILERS

CRAWFORD STREET

FRESH
LE SWAN
GASPARD
AESOP
FABEL
LE LABO
MOTHER
OYSTER BOY
SUZI ROHER



TRINITY
BELLWOODS
PARK



NADEGE PATISSERIE
SAINT NICHOLAS UKRAINIAN
CATHOLIC CHURCH

BELLWOODS AVE

THE ROASTED NUT
MAGUIRE SHOES
CUTLER AND GROSS
GREEK & CO
COAL MINERS DAUGHTER
BAILEY NELSON



CLAREMONT STREET

SANKO TRADING CO.
TERRONI
SUD FORNO
CUMBRAE'S
PSYCHE



MANNING STREET

DUTIL DENIM
THE LATEST SCOOP
AUSTRALIAN BOOT COMPANY
FILSON
FIRST-TO-MARKET RETAILER (TBA)

EUCLID AVENUE

WARBY PARKER
SYDNEY'S
LIP LAB
THE MISSION EATERY
KOL KID
STATE & LIBERTY CLOTHING
OAK & FORT
WORLD OF POSTERS
AKA. THE STORE
ROMNI WOOLS
RESOLUTE RECORDS
INFINITY MART



PALMERSTON AVENUE

A&W
GIANT BICYCLE
NGOGO
URBAN THAI



CRAWFORD STREET

FAWN
ATOMIC
CHOCOLATE COMPANY
LOFTS
PLATINUM HEALTH
COONEY FOR HAIR



MASSEY STREET

RESIDENTIAL

STRACHAN AVE

QUEEN WEST ANIMAL HOSPITAL
PARKS & PROVINCE
MATTY'S PATTY'S
AGORA
EUCLID FARMS
WHITE SQUIRREL
TYPE BOOKS
THE SPICE TRADER
LITTLE ESE



WALNUT AVENUE

7-ELEVEN
SMOQUE N'BONES
TIMMIE
MEG
SUBWAY
THE WING SPOT
LA RIO'S FRESH MEXICAN GRILL



NIAGARA STREET

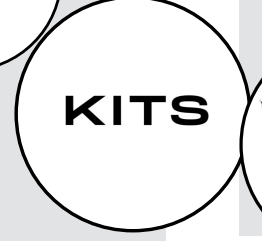
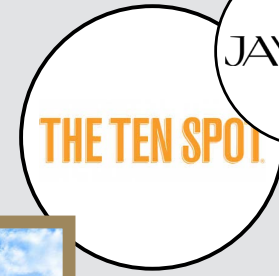
KUKO HOUSE NAIL SALON
WUXLY HOUSE
THAI ELEPHANT
SILVER SNAIL
SQUIRRLY'S
VISUAL EYES
FLASHBACK VINTAGE
NANA THAI
CURRYISH TAVERN
BANU
HEEL BOY



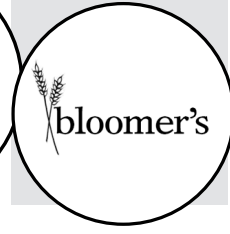
761 QUEEN



B-STRETCHED
DOGS BOLLOCKS
THE TEN SPOT
BAR'KADA
KARAHİ BOYS
JAY BIRD
JIMMY'S COFFEE
KITS EYEWEAR



BARRE BELLE
BLOOMERS BAKERY
NUGATEAU PATISSERIE
FASHIONABLY YOURS







ADVISORY TEAM

Urban Retail Team

Arlin Markowitz*
Executive Vice President
416 815 2374
arlin.markowitz@cbre.com

Jackson Turner**
Senior Vice President
416 815 2394
jackson.turner@cbre.com

Alex Edmison*
Senior Vice President
416 874 7266
alex.edmison@cbre.com

Emily Everett*
Sales Associate
647 943 4185
emily.everett@cbre.com

Financing

Joshua Sonshine***
Senior Vice President
416 815 2309
joshua.sonshine@cbre.com

*Sales Representative

**Broker

***Mortgage Brokerage No. 13594, Agent Level 2

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.