

PRICE REDUCTION

PRICE REDUCTION

For Sale

581 Wellington St. West, Toronto | ON

Unique Downtown West offering for both investors and occupiers

Colliers



The Property

581 Wellington St W, Toronto

Welcome to Wellington Street West

The property offers investors an opportunity to acquire a two-story, 6,994 SF building on a 0.11-acre site. This unique offering enables users to shape their own environment in a highly desirable location within the "Niagara" neighborhood, part of Toronto's Downtown West submarket. Surrounded by a mix of residential, office, and retail properties along King Street West and Queen Street West, the area has undergone significant transformation with recent and ongoing residential and commercial developments. Conveniently situated with excellent transit access along King Street West and Bathurst Street, including direct routes to Union Station, Toronto's central transit hub, the property presents a prime investment or user opportunity. The building is a two-story, mixed-use (commercial/residential) property, fully renovated



Bike Score

97



Walk Score

100



Transit Score

95



Direct access
to King Street
Cars



Numerous high
end restaurants



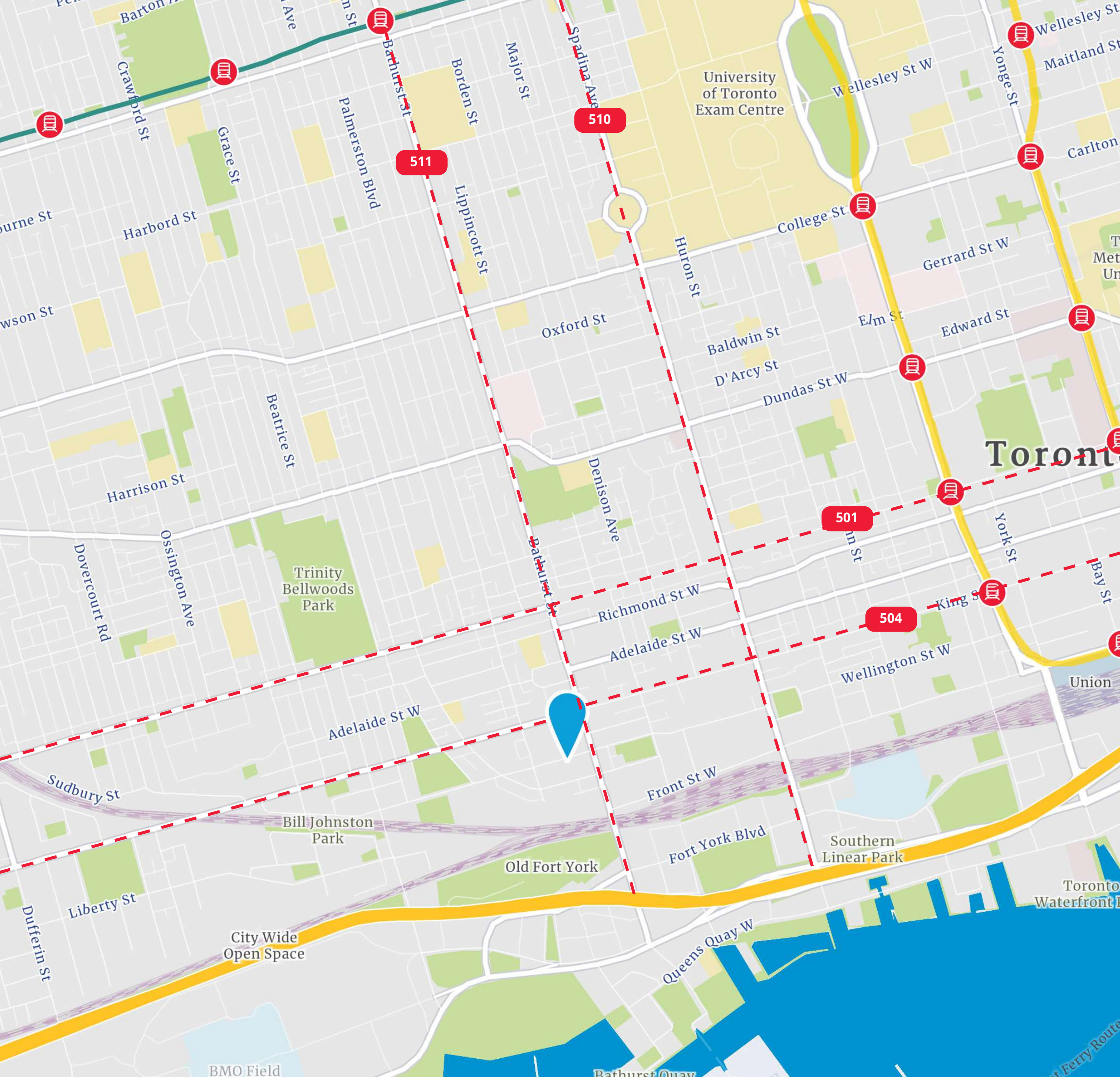
3 minutes to Gardiner
Expressway



The Location

Thriving Community in a strategically connected location





581 Wellington Street, nestled in Toronto's Downtown West, sits just a quick drive from the city's Financial Core. With multiple transit lines nearby, getting around is a breeze. Hop on the streetcar lines on Bathurst Street or King Street West for direct access to the subway and Union Station. Additionally, the building is only a block away from the future Bathurst subway station, scheduled to be completed by 2030, enhancing connectivity even further. You'll find plenty to do in the area, from parks and restaurants to entertainment spots like the unique Stakt Market, home to 28 vendors, including a brewery. Nearby, King Street West and Queen Street West offer a vibrant mix of shops, eateries, and bars for a lively nightlife scene.

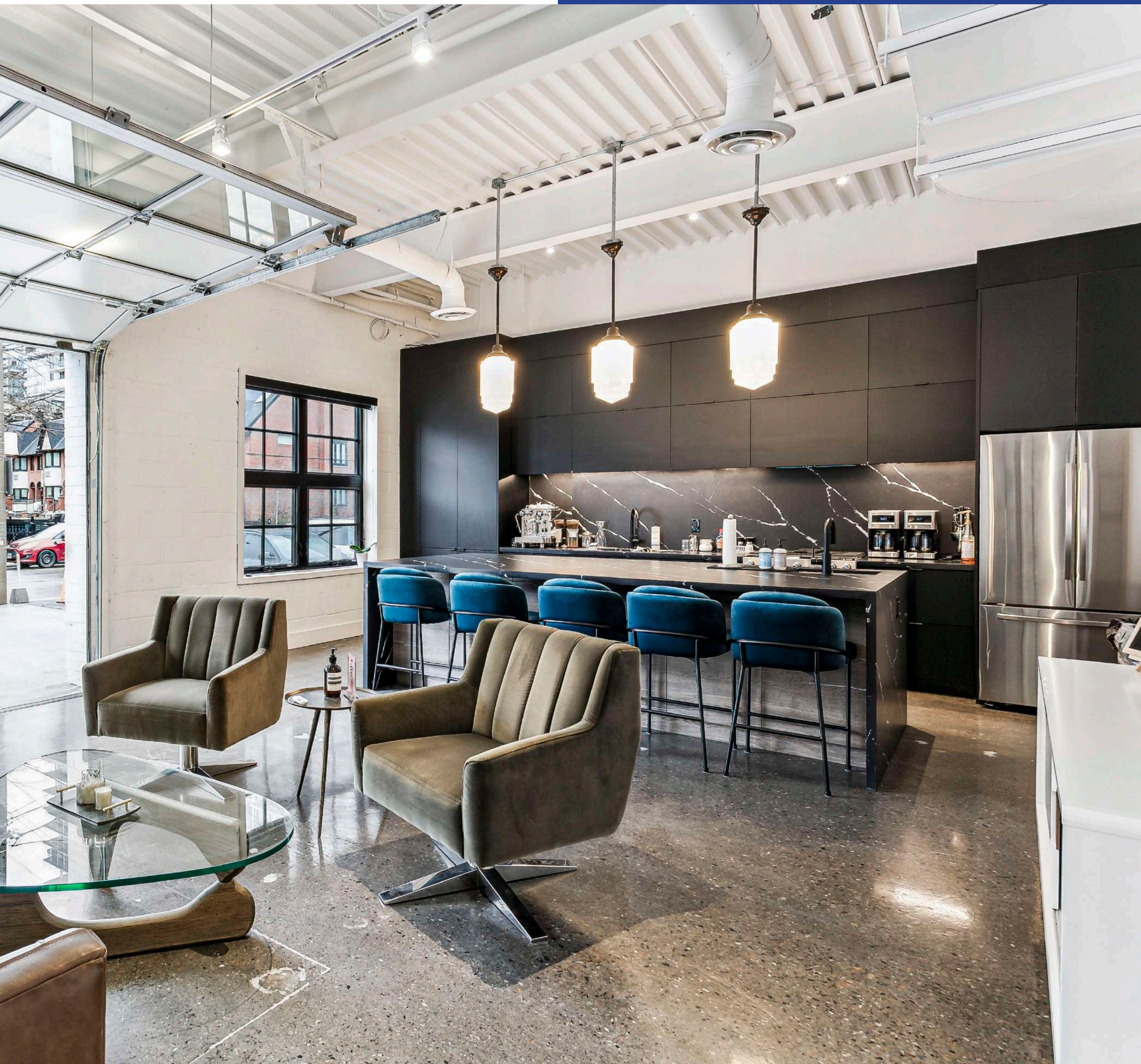


Location Map

Thriving Community in a strategically connected location

581 Wellington Street, has convenient transportation, with easy access to both subway and streetcar lines. Situated near Bathurst and King Street West, residents and tenants have direct access to **streetcar lines 504 and 511**, offering seamless connections to downtown Toronto. Additionally, nearby subway stations such as **St. Andrew Station** and **Osgoode Station** provide efficient travel throughout the city.

-  Streetcar Numbers
-  Streetcar Routes
-  Subway Line 1
-  Subway Line 2



Property Features

581 Wellington Street West

- Unique user/investor opportunity
- Boutique style Downtown West building
- Newly built out space with high-end finishes
- Column free and high ceilings throughout
- 6 surface parking spots
- Branding opportunity
- Opportunity to add density
- Many uses permitted under current zoning

Address 581 Wellington Street West, Toronto | ON

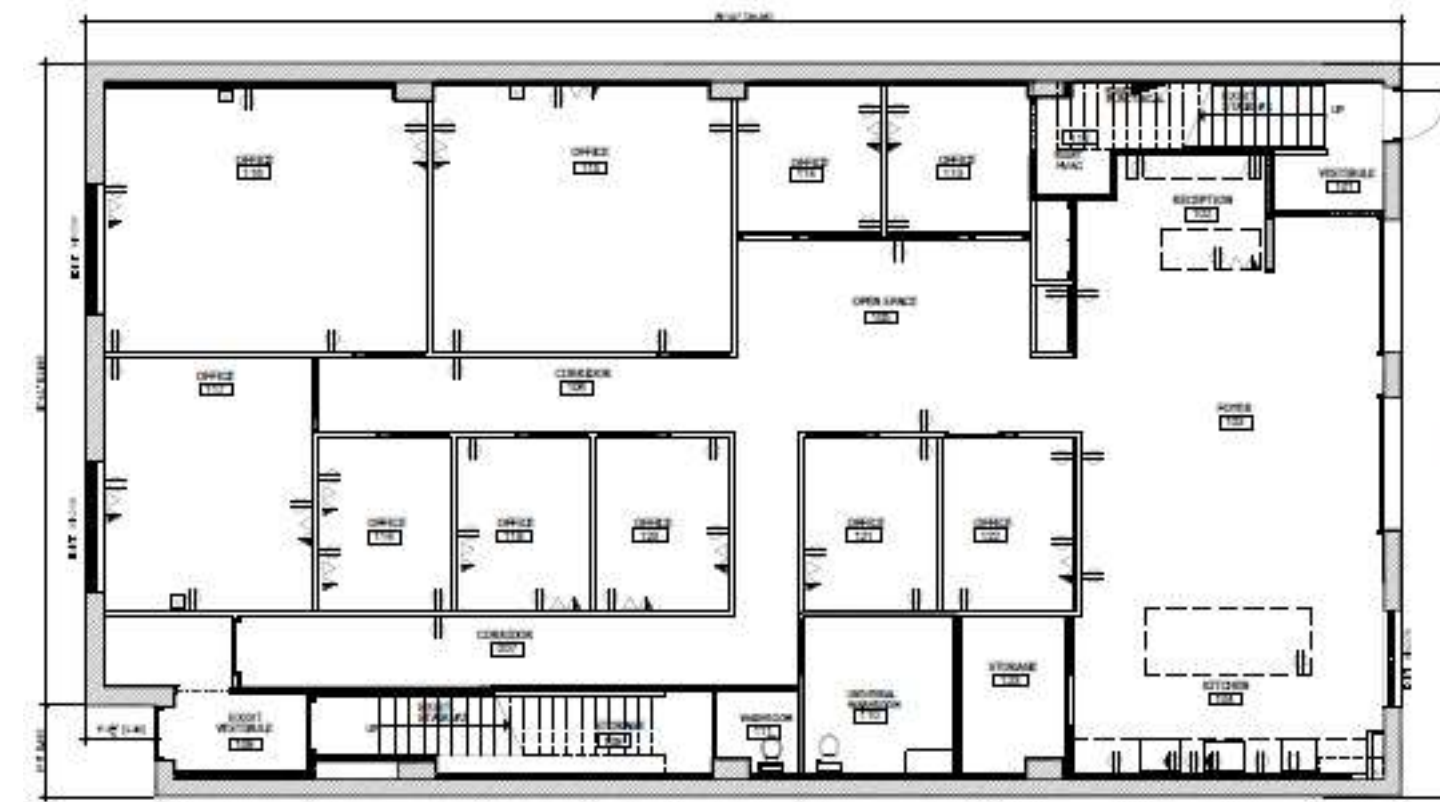
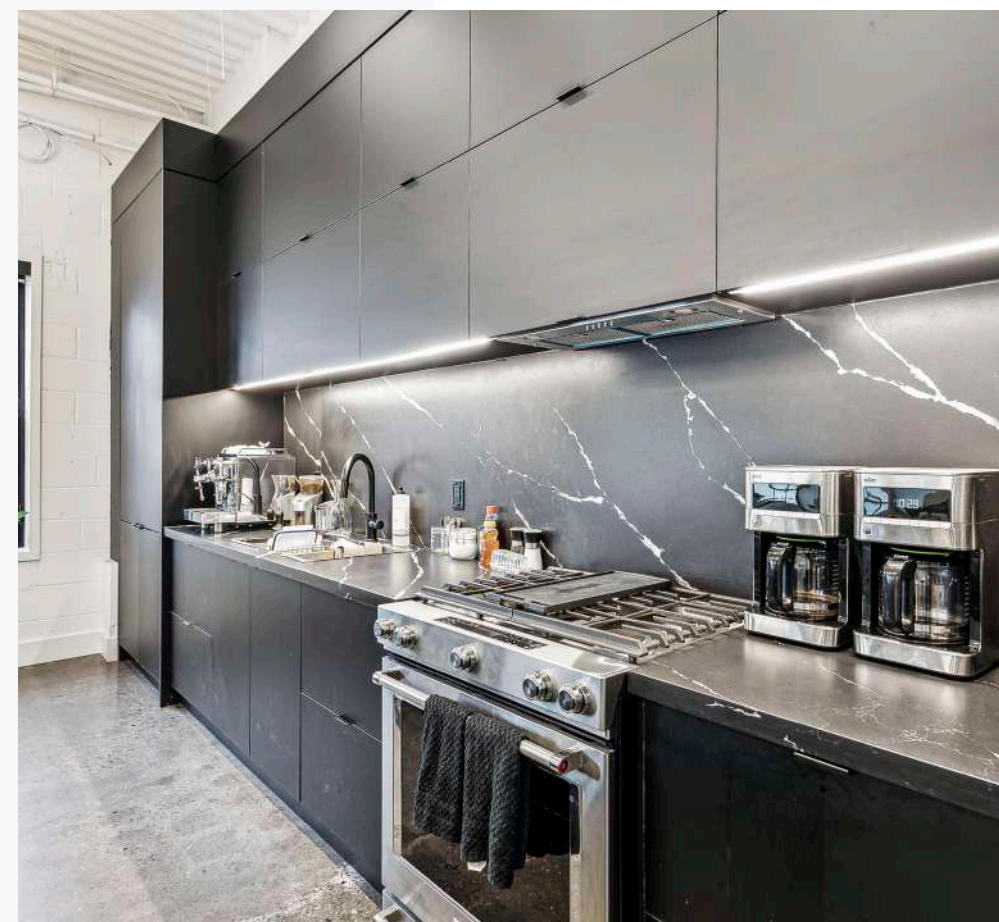
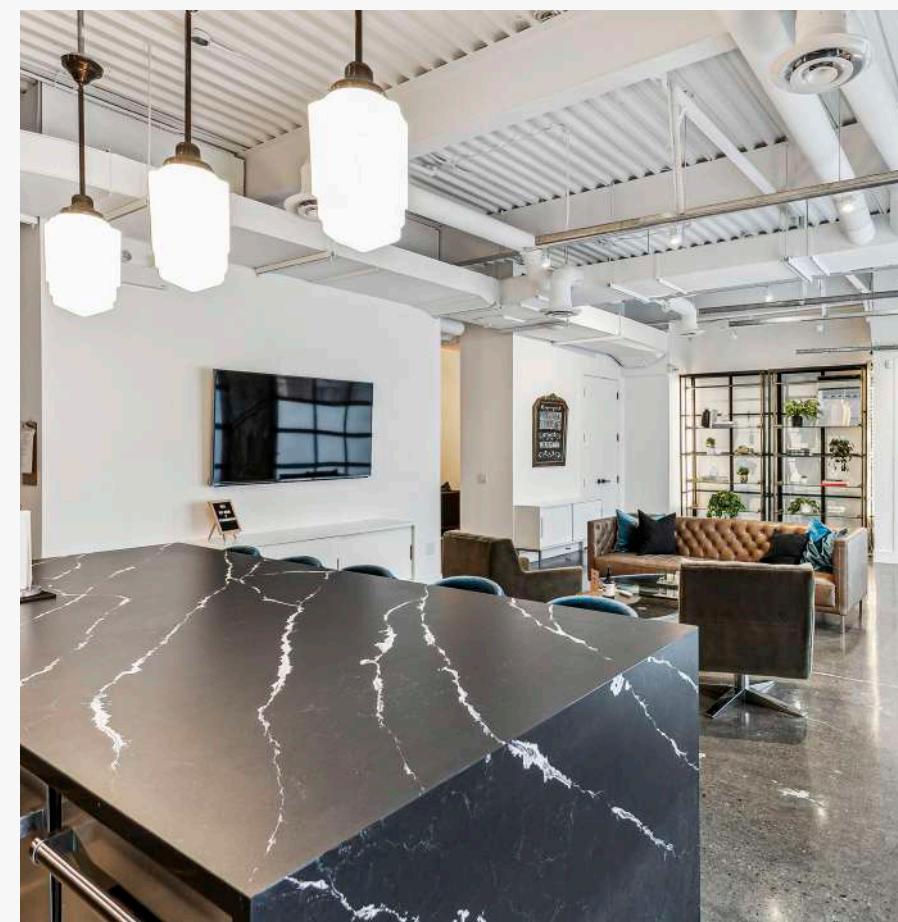
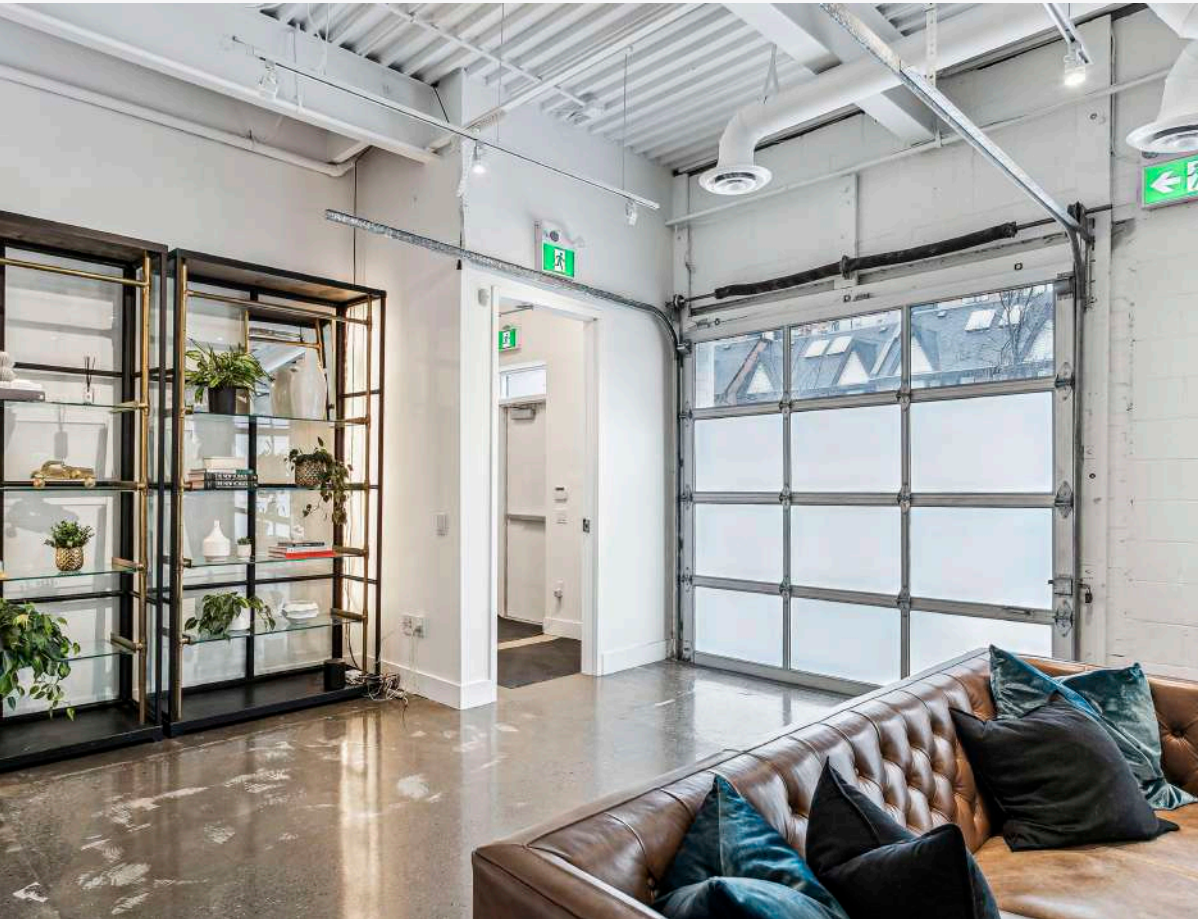
Available Space 2 Floors - 6,994 SF

Asking Price Contact Listing Agent

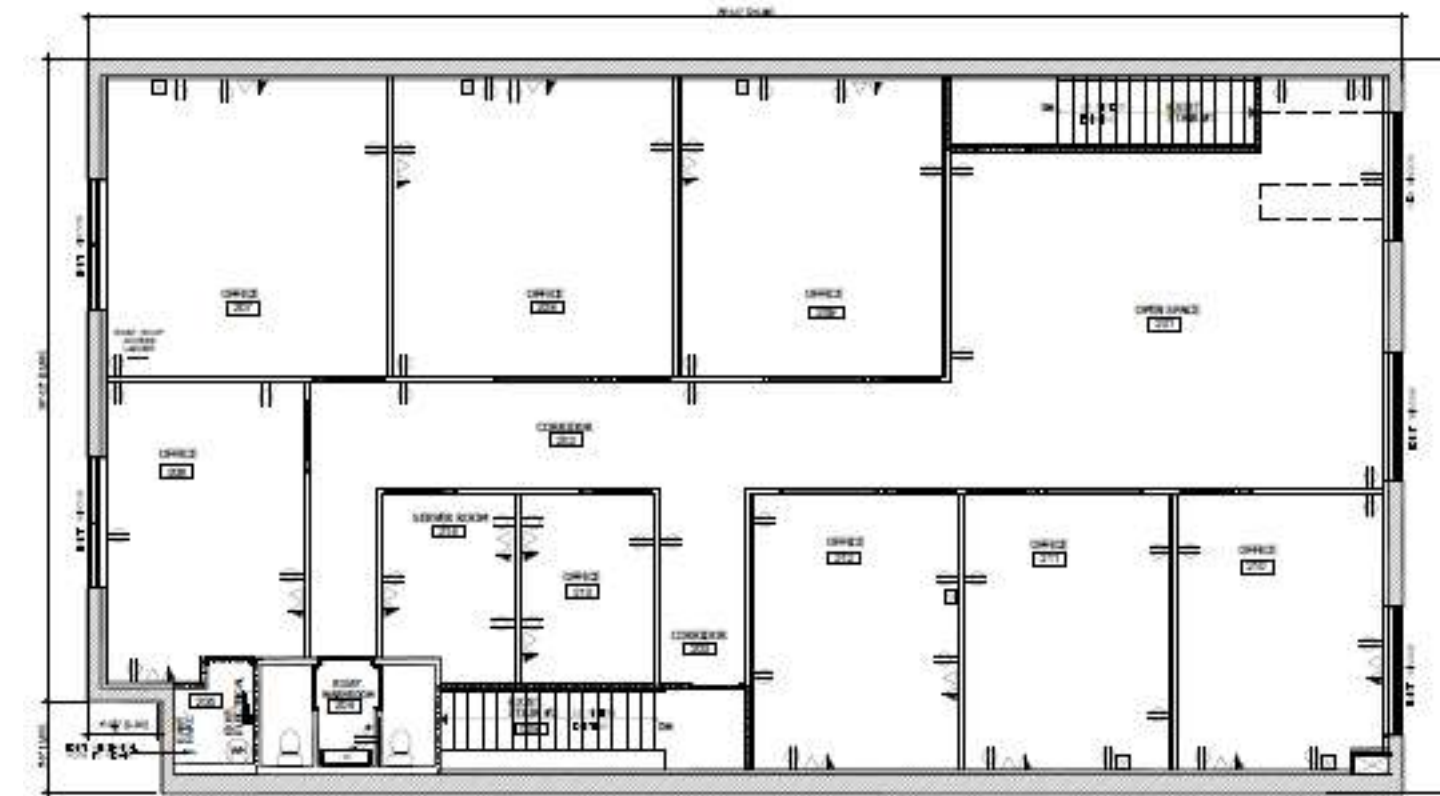
Parking 6 surface parking spots

Possession Immediate

Floor Plans



First Floor
Power and
Communication Plan
AS / scale: 3/16"=1'-0"

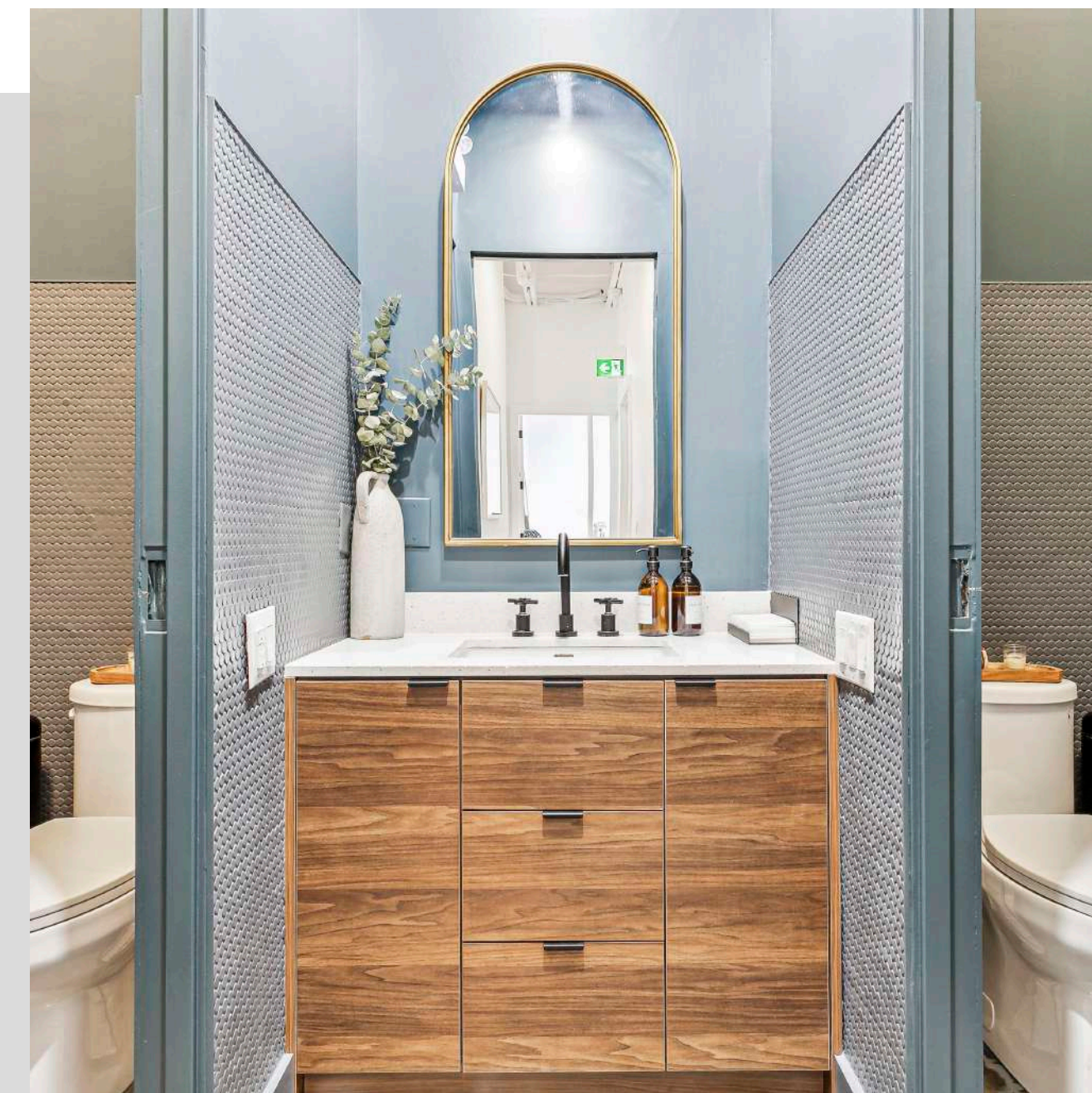
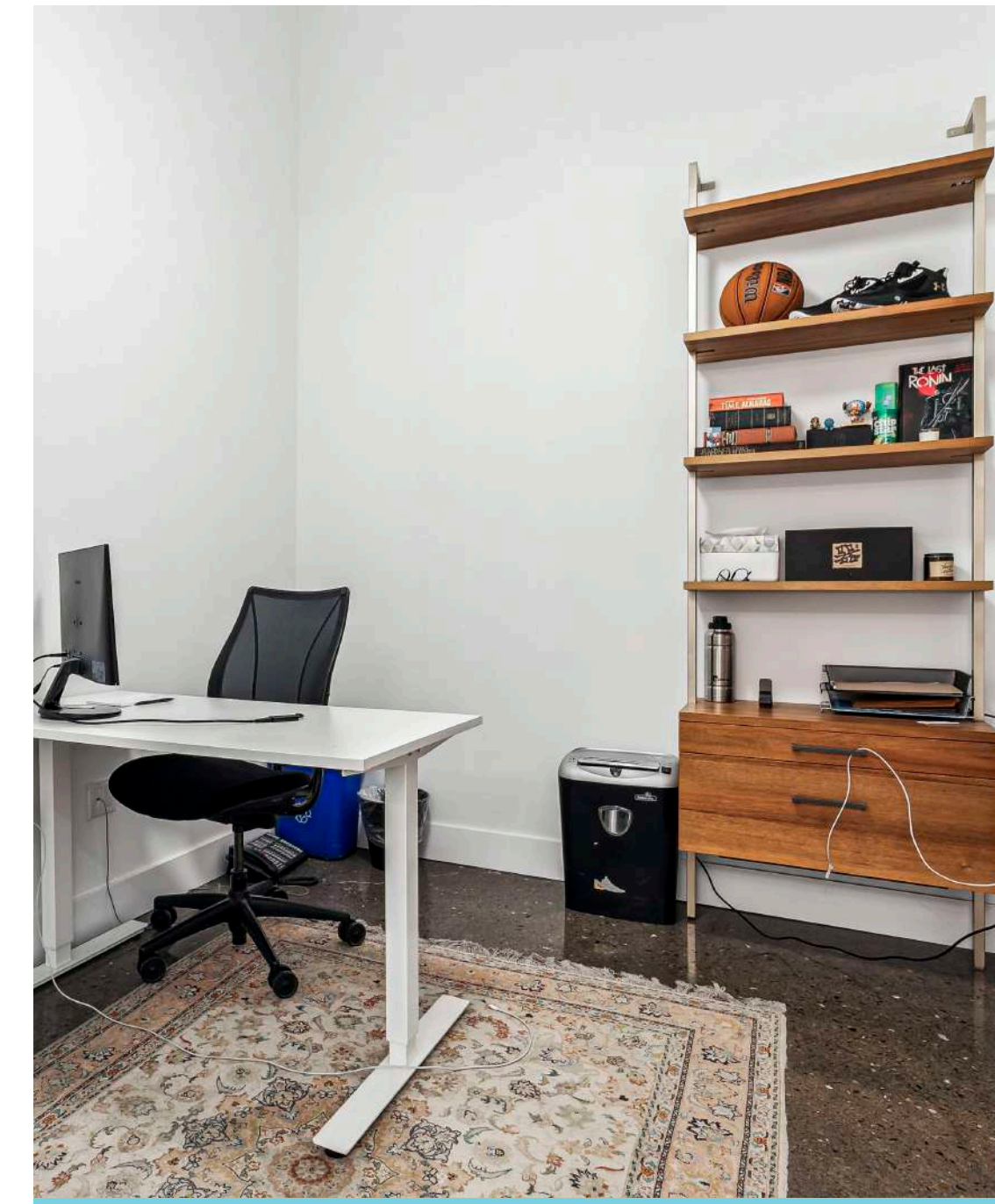
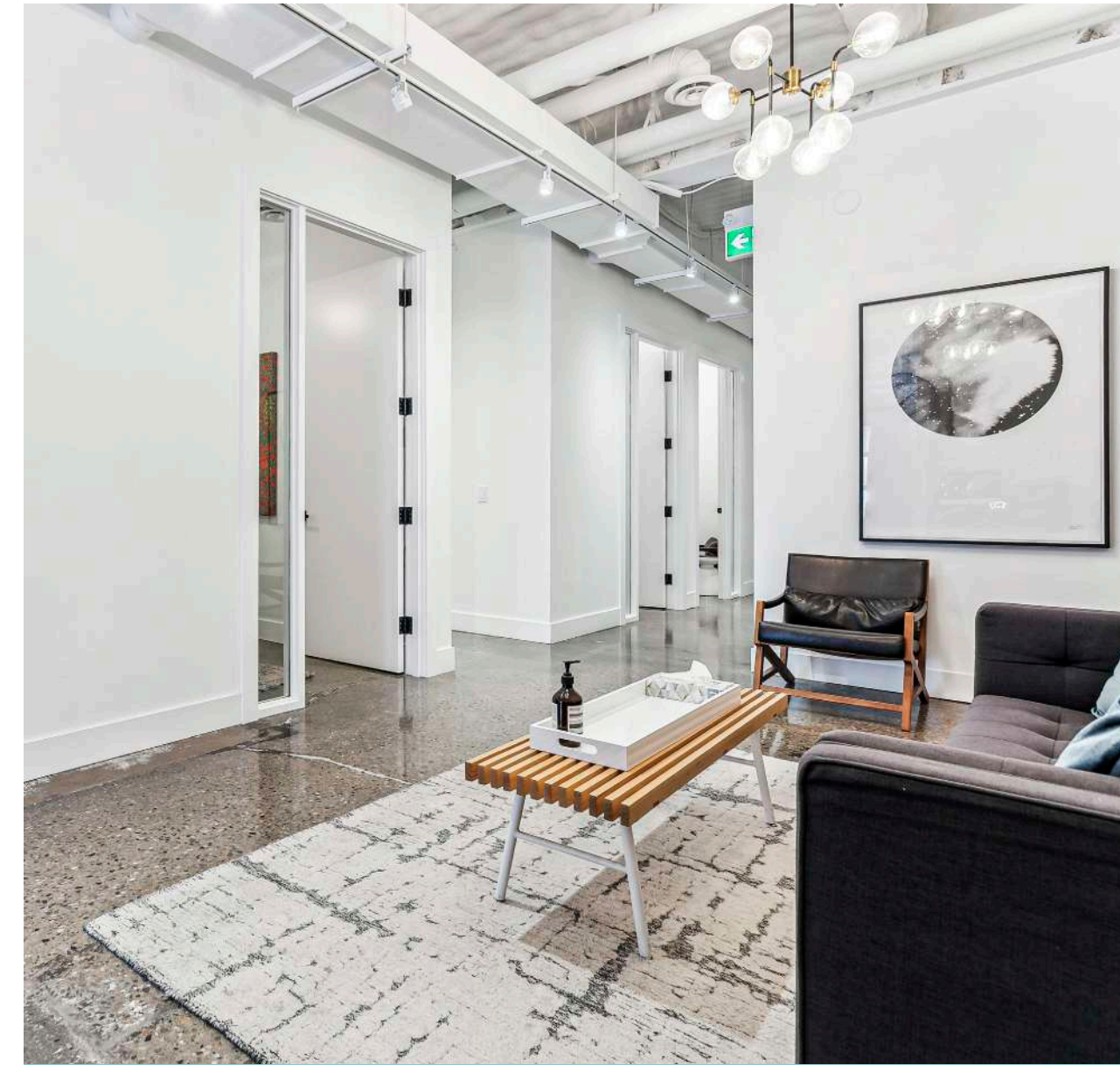


Second Floor
Power and
Communication Plan
AS / scale: 3/16"=1'-0"



Both floors offer a well designed layout with concrete floors and high ceilings. The building features brand-new windows and roll-up "garage door" openings, while both floors have front and rear staircases.

Photo Gallery





Richard Shouldice

Senior Sales Representative

+1 416 607 4317

richard.shouldice@colliers.com

Tobin Davis

Vice Chairman, Sales Representative

+1 416 409 0870

tobin.davis@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. (Colliers Macaulay Nicolls Inc.)

Colliers Canada

181 Bay Street Suite #1400

Toronto, ON | M5J 2V1

+1 416 777 2200

Colliers