

FOR SALE

1576

QUEEN STREET WEST
TORONTO, ONTARIO

Mixed - Use
Opportunity

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Colliers

Accelerating success.

Value-Add boutique Mixed-Use building in the heart of Parkdale

- Value add through leasing of vacant retail unit
- Renovated 2BR apartment on second level
- Excess room off rear of site for building expansion
- TTC streetcar stop directly outside of the building



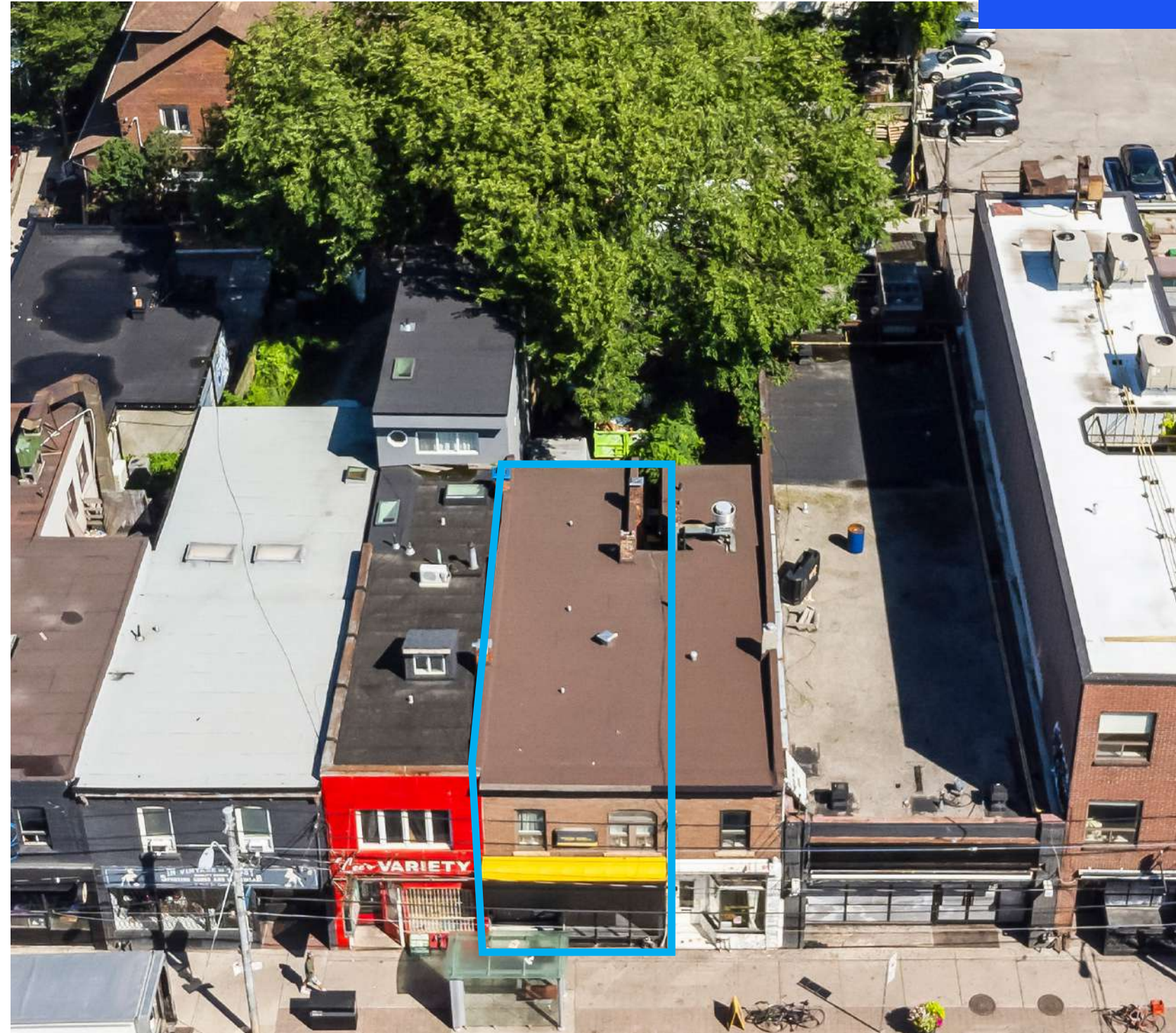
2,000 SF Mixed-Use Building on Queen St W



Renovated 2BR Apartment
Vacant Retail Unit



Parking off rear laneway



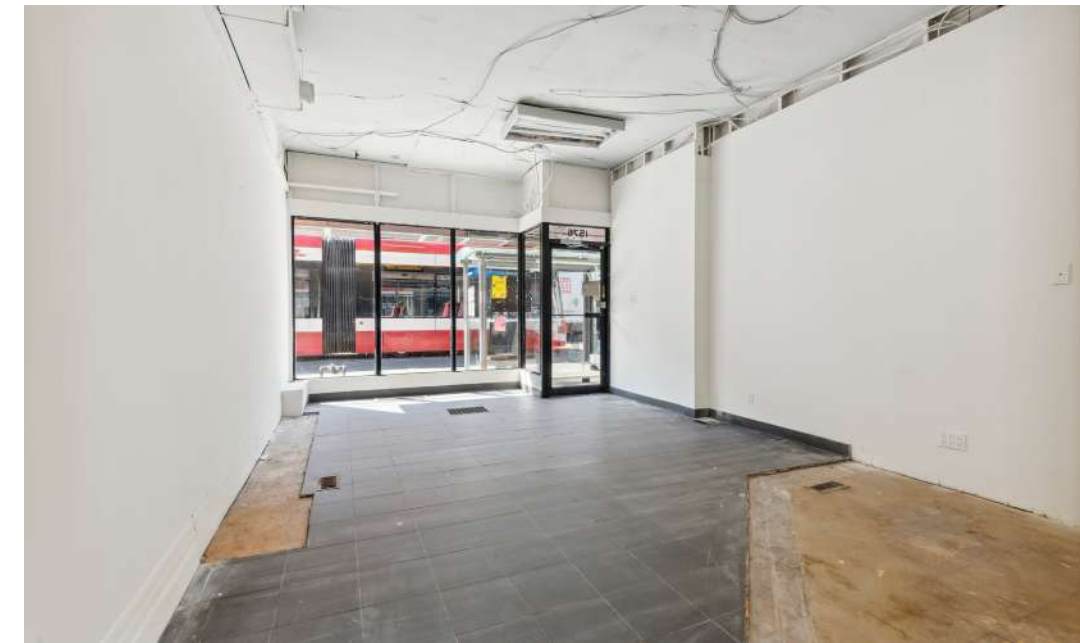


Property Details

Property Address	1576 Queen St W, Toronto, ON
Location	Queen St W and Sorauren Ave
Building Area	2,000 SF
Site Area	2,180 SF
Frontage	18' FT
Depth	120' FT
Tenancy	Retail: Vacant 2 Bedroom Apt: \$2,500/month
Property Taxes	\$12,753.90
Official Plan	Mixed-Use Areas
Zoning	CR 2.5 (c1.0; r2.0) SS2 (x1766)

Retail - Vacant

Ground Floor



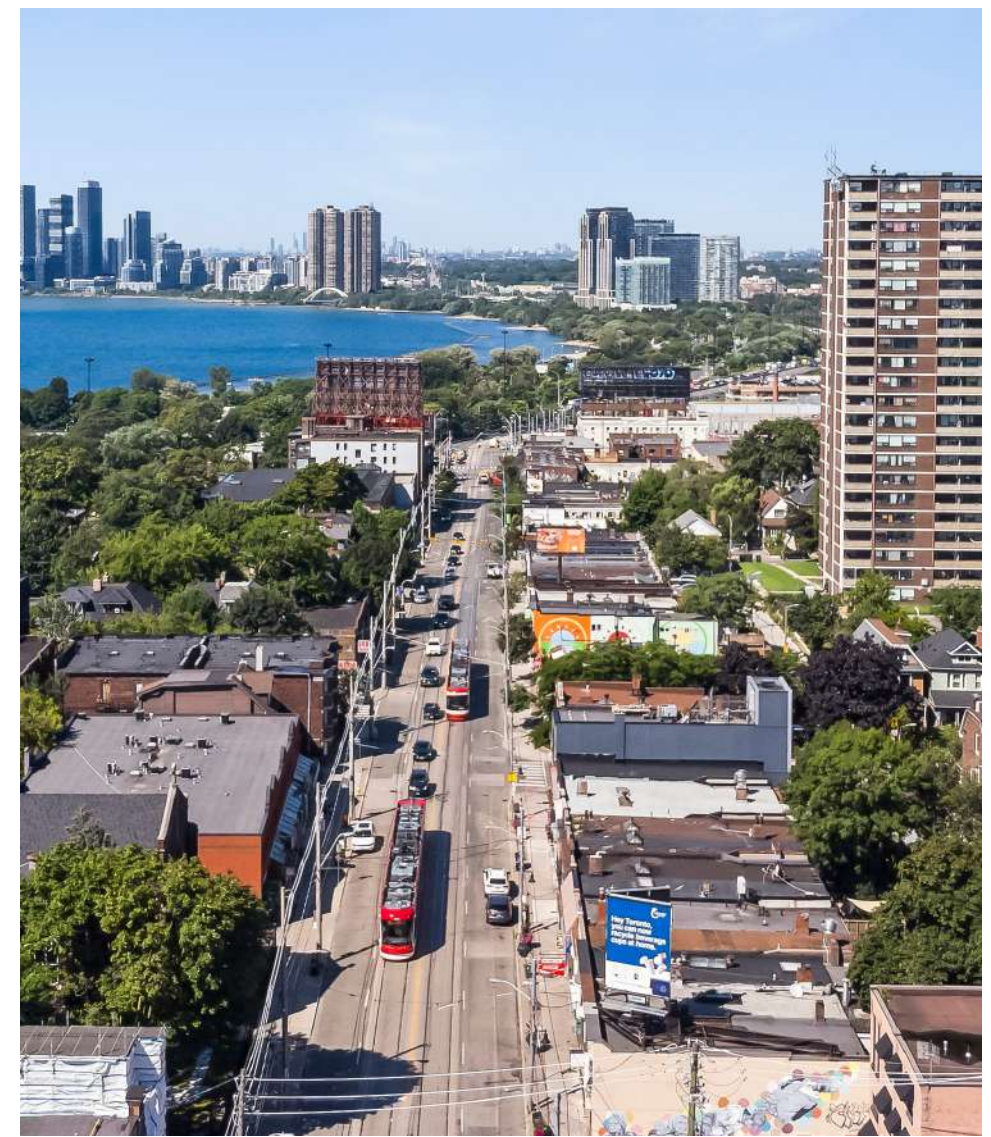
2-Bedroom Apartment

2nd Floor





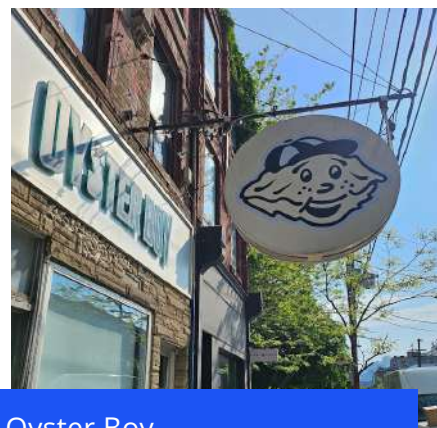
Area Overview



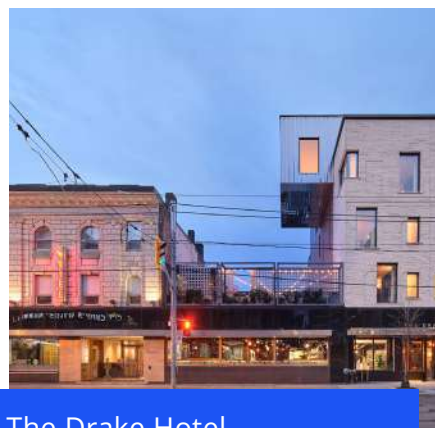
Queen St W



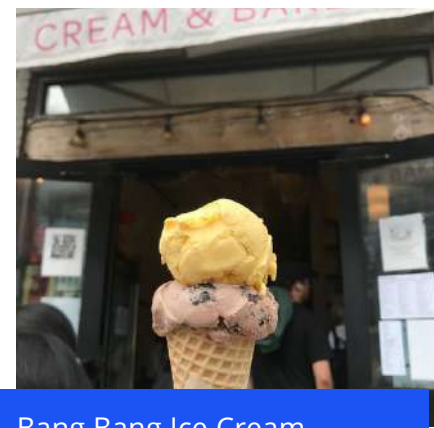
Trinity Bellwoods Park



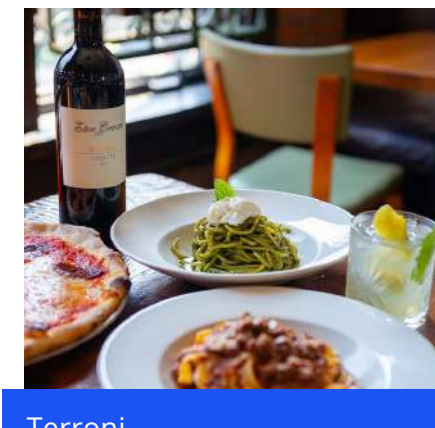
Oyster Boy



The Drake Hotel



Bang Bang Ice Cream



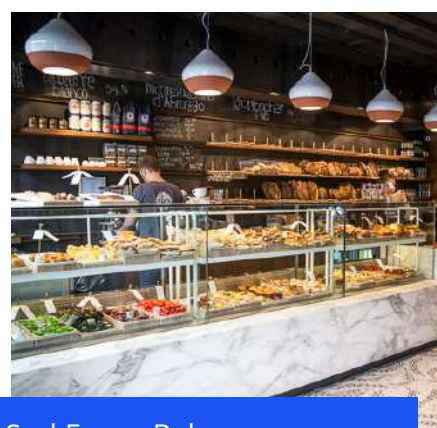
Terroni



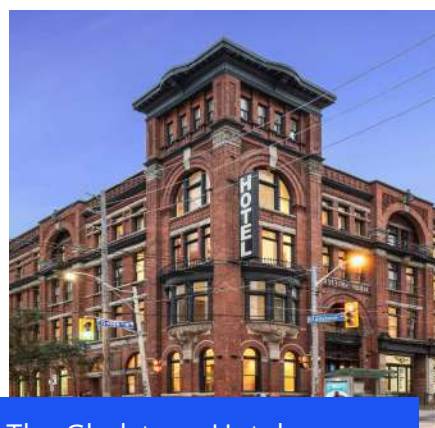
Himalayan Kitchen (Momo2Go)



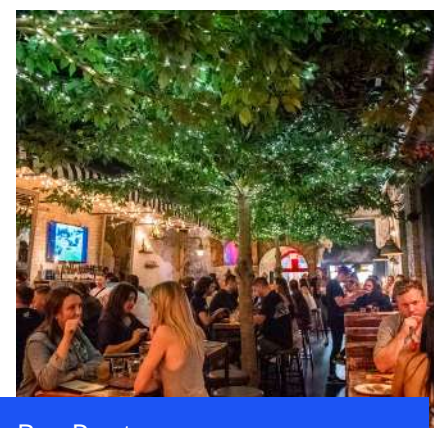
Bellwoods Brewery



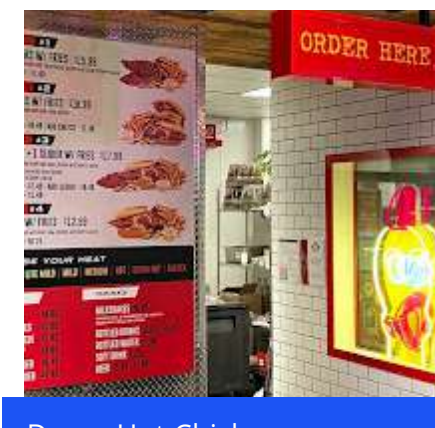
Sud Forno Bakery



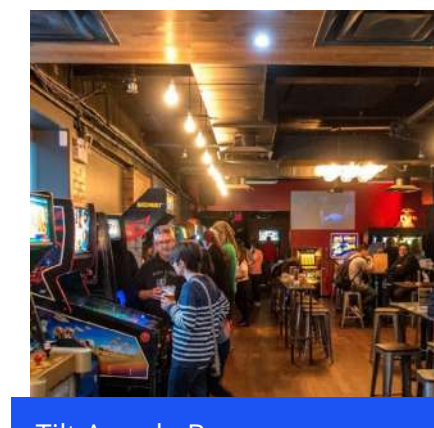
The Gladstone Hotel



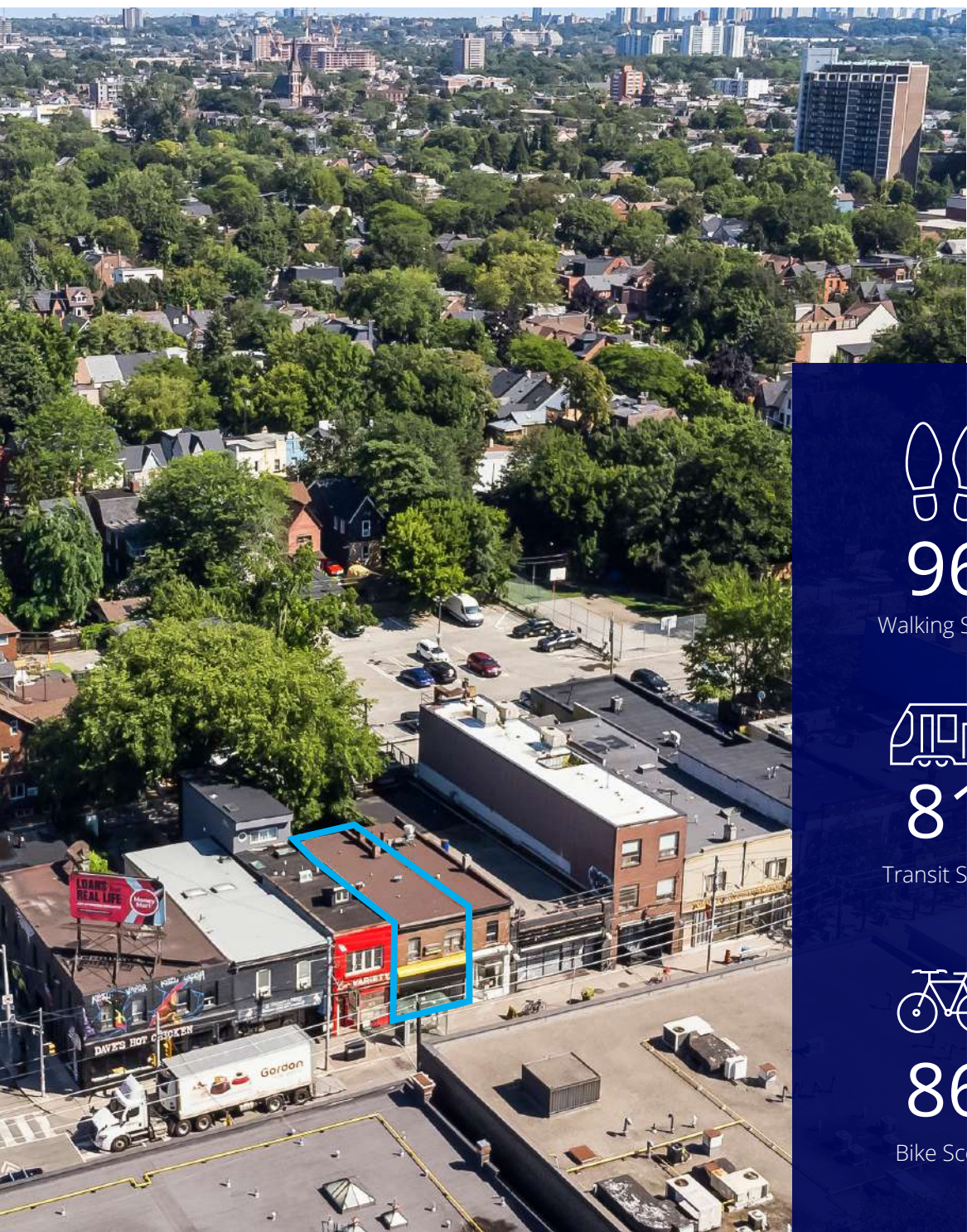
Bar Poet



Daves Hot Chicken



Tilt Arcade Bar



96

Walking Score



81

Transit Score



86

Bike Score

Demographics

Within one kilometre of the property



13,168

Daytime
Population at Work



\$108,126

Average Household
Income



42.8

Average Age



39%

Population with
University Degrees



2023: 30,622
2028: 31,534
2033: 32,124

Population Growth



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