



1800 Shaw Street

UNIT B01 | 7,257 SF | UNIT 201 | **SOLD**

FOR SALE
TORONTO | ONTARIO





Trinity-Bellwoods is an inner city neighbourhood in Toronto, Ontario, Canada. It is bounded on the east by Bathurst Street, on the north by College Street, on the south by Queen Street West, and by Dovercourt Road on the west.

EXECUTIVE SUMMARY

Colliers International is excited to present two premium commercial condo units available for purchase at 180 Shaw Street. Located in the vibrant arts district of West Queen West, 180 Shaw Street offers an exceptional commercial opportunity within the acclaimed Youngplace complex. This rare opportunity awards prospective buyers the ability to acquire two distinct condominium units within an iconic heritage conversion. The premium commercial spaces blend modern amenities with the building's preserved historic character, creating an environment that balances creative community engagement with the advantages

of a coveted downtown Toronto address. Surrounded by cafes, restaurants, green spaces, and public transit, the offerings are ideal for those seeking ownership in a community-focused, urban setting.

The available units include a 7,257 SF unit located in the lower level of the building that provides immediate availability for business looking to own and occupy their space. The 2nd floor unit, comprised of 1,392 SF, is fully leased to a Yoga studio providing stable rental income until April 30, 2027. The units could be purchased collectively or individually.



PROPERTY OVERVIEW

PROPERTY DETAILS

UNIT B01

| | |
|-------------------|---|
| MUNICIPAL ADDRESS | 180 Shaw Street, Toronto - Unit B01 |
| SALE PRICE | \$2,900,000 |
| LEGAL DESCRIPTION | UNIT 1, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 2397 AND ITS APPURTENANT INTEREST; TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3657726; CITY OF TORONTO |
| UNIT SIZE | 7,257 SF |
| ZONING | Site Specific (details can be provided upon request) |
| PROPERTY TAXES | \$57,945.60 (est. 2024) |
| CONDO FEES | \$8,658.98/month |

UNIT 201

| | |
|-------------------|---|
| MUNICIPAL ADDRESS | 180 Shaw Street, Toronto - Unit 201 |
| SALE PRICE | \$1,392,000 |
| LEGAL DESCRIPTION | UNIT 2, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 2397 AND ITS APPURTENANT INTEREST; TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3657726; CITY OF TORONTO |
| UNIT SIZE | 1,392 SF |
| ZONING | Site Specific (details can be provided upon request) |
| PROPERTY TAXES | \$13,015.47 (est. 2024) |
| CONDO FEES | \$1,552.17/month |

SOLD



Located in the vibrant arts district of West Queen West, 180 Shaw Street offers an exceptional commercial opportunity within the acclaimed Youngplace complex. The property provides two distinct condominium units within a beautifully renovated heritage school building dating back to 1914.

Premium commercial spaces blend modern amenities with the building's preserved historic character, creating an environment that balances creative community engagement with the advantages of a coveted downtown Toronto address.





AREA & DEMOGRAPHICS OVERVIEW

LOCATION HIGHLIGHTS

180 Shaw Street is ideally situated in the vibrant Trinity Bellwoods neighborhood, offering convenient access to some of Toronto's most desirable urban amenities. The property enjoys proximity to the trendy shops and restaurants of Queen Street West, the hip Ossington Avenue corridor, the lush green space of Trinity Bellwoods Park, and the dynamic work-live community of Liberty Village.

DEMOGRAPHICS OVERVIEW

The Queen West and Trinity Bellwoods area is characterized by a thriving population of young professionals with substantial disposable income. This neighborhood has evolved into a preferred destination for both young adults and families, featuring a rich array of dining establishments, retail options, fitness facilities, and entertainment venues.

KEY DEMOGRAPHIC HIGHLIGHTS

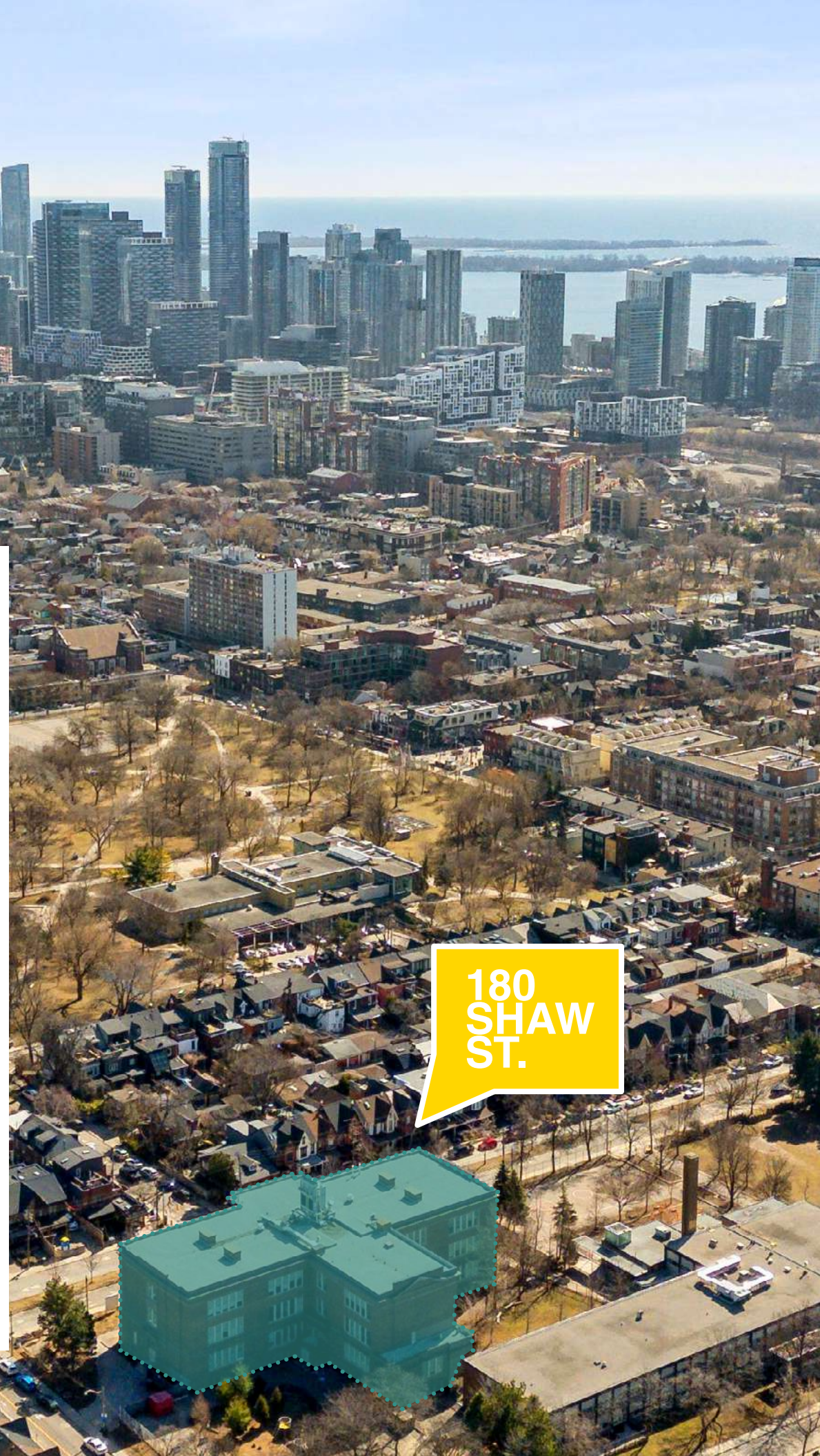
- Population growth of 10.14% over the last five years
- Median household income of \$91,485
- 44% of residents earn over \$100,000 annually
- 60% of the population holds post-secondary education credentials
- Daytime working population of 29,494 people

NEIGHBORHOOD PROFILE

The area attracts educated urban professionals who embrace city living. Most residents live in high-rise buildings, with nearly 90% residing in apartments or condominiums taller than five stories. This highly educated demographic (over 60% hold university degrees) typically works in white-collar professions across business, science, education, and management sectors.

Residents of this neighborhood value experiences, cultural engagement, and sustainable living. They tend to be socially connected, health-conscious consumers who appreciate quality dining, nightlife, and fitness activities.

180
SHAW
ST.



TRANSIT & AMENITIES

180 Shaw Street benefits from excellent connectivity and proximity to diverse amenities, supporting both business operations and visitor convenience. Many use public transit, cycling, or walking as their primary modes of transportation, reflecting their urban lifestyle and environmental consciousness.

NEARBY AMENITIES

- Banking: RBC, TD, CIBC, Scotiabank
- Retail & Grocery: Loblaws, Metro, No Frills, Shoppers Drug Mart
- Dining & Cafés: Manita, Starbucks, Tim Hortons, Paris Paris, Trinity Market, Found Coffee, Terroni, Sud Forno
- Parks & Recreation: Trinity Bellwoods Park, Stanley Park
- Public Services: Toronto Public Library, Service Ontario

TRANSIT CONNECTIVITY

- 501 Queen Streetcar (steps away)
- King Streetcar
- 63 Ossington Bus
- Liberty Village GO Station
- Easy access to major highways
- Ample street parking



Trinity-Bellwoods is home to several parks, including Trinity Bellwoods Park. Parks in the neighbourhood are managed by the Toronto Parks, Forestry and Recreation Division. Trinity Bellwoods Park is a major park that occupies the ravines that surrounded the buried Garrison Creek.



AMENITIES MAP

Distance & Drive and Time, to Subject Property.

| | |
|-------------------------------|------------|
| Billy Bishop Airport | 2.7 KM's |
| Union Station | 3.5 KM's |
| Gardiner Expressway | 3.9 KM's |
| Pearson International Airport | 21.5 KM's |
| Exhibition GO Station | 1.6 KM's |
| Closest Queen St W Car Stop | 450 Metres |
| Closes King St W Car Stop | 1.7 KM's |

- Banks**

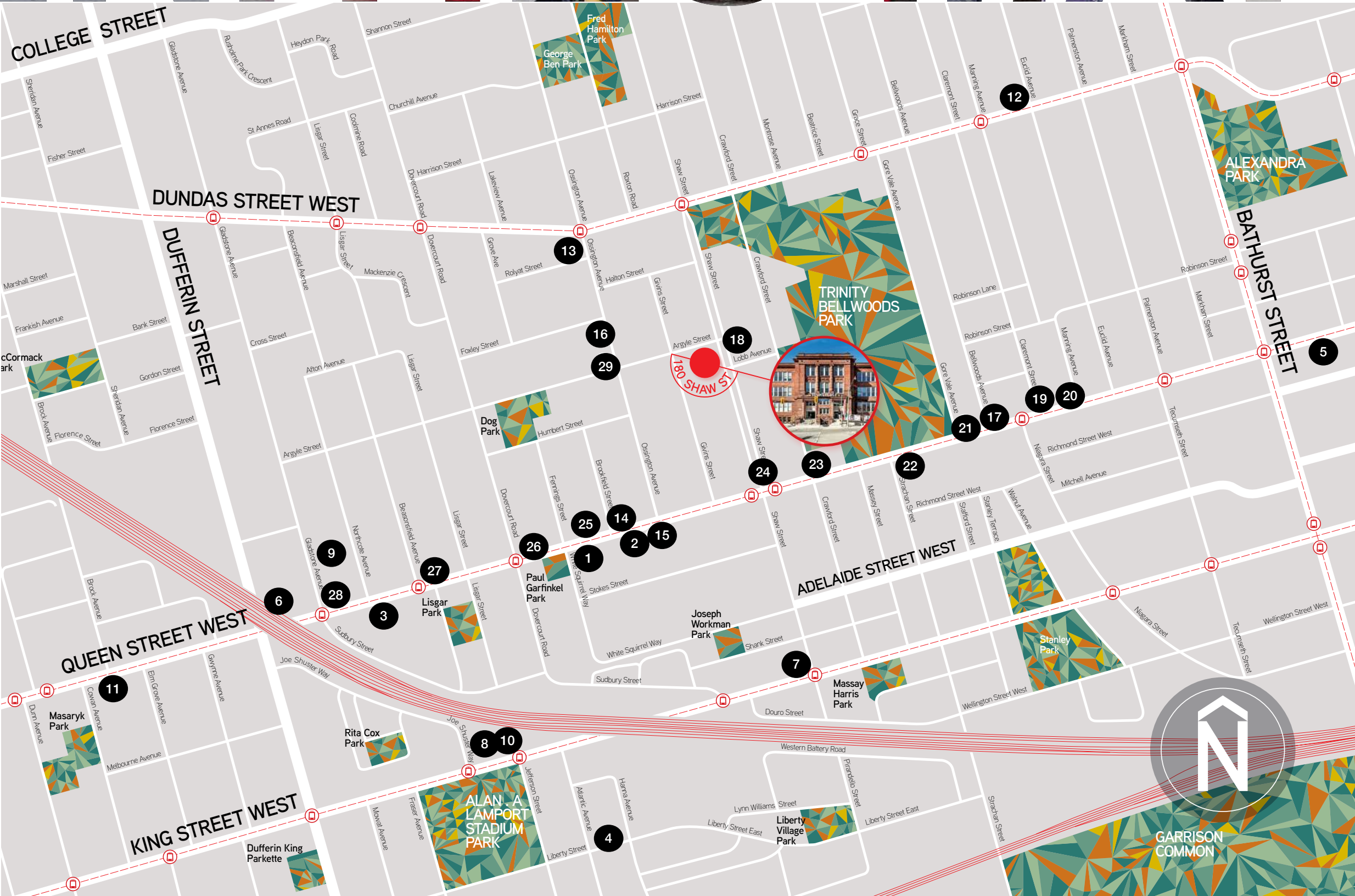
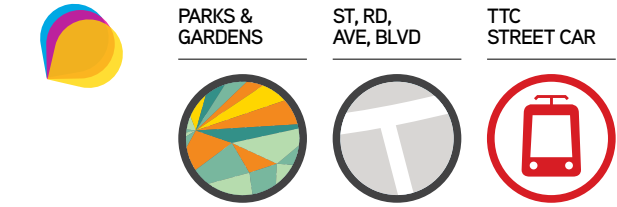
 - 1 RBC
 - 2 TD
 - 3 CIBC
 - 4 Scotiabank
- Retail & Grocery**

 - 1 Loblaws
 - 2 Metro
 - 3 NoFrills
 - 4 Shoppers Drug Mart
 - 5 FreshCo Queen & Gladstone
 - 4 Canadian Tire
- Public Services**

 - 1 Toronto Public Library
 - 2 Service Ontario
- Dining & Cafés**

 - 13 Manita
 - 14 Starbucks
 - 15 Tim Hortons
 - 16 Paris Paris
 - 17 Trinity Market
 - 18 Found Coffee
 - 19 Terroni
 - 20 Sud Forno
 - 21 Nadège Patisserie
 - 22 Bocados Bake Shop
 - 23 Le Swan
 - 24 La Nayarita
 - 25 and/or
 - 26 Bar Piquette
- Hotels / Pubs**

 - 27 The Drake Hotel
 - 28 Gladstone House
 - 29 Bellwoods Brewery

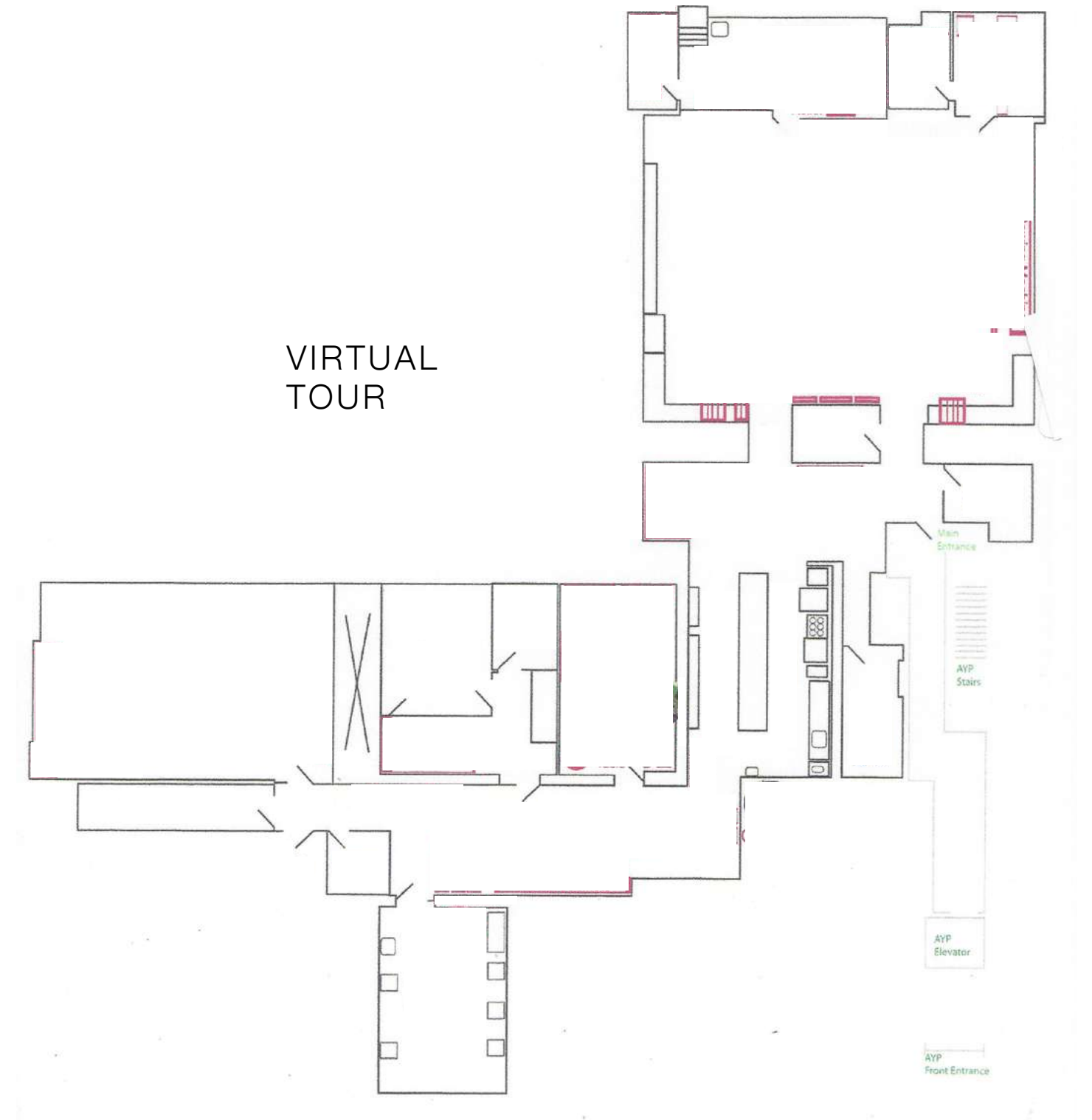


FLOOR PLANS & VIRTUAL TOURS



UNIT B01 | 7,257 SF

This spacious lower-level unit features an adaptable open-concept design with flexible configuration options. The space includes a fully functional commercial kitchen along with a balanced mix of private rooms and open areas, making it suitable for various commercial uses.



FLOOR PLANS



UNIT 201 |

SOLD

Currently operating as a yoga studio, this second-floor unit offers a bright open-concept space filled with natural light. The unit is distinguished by its impressive ceiling height, creating an airy, expansive feel within a more intimate square footage.

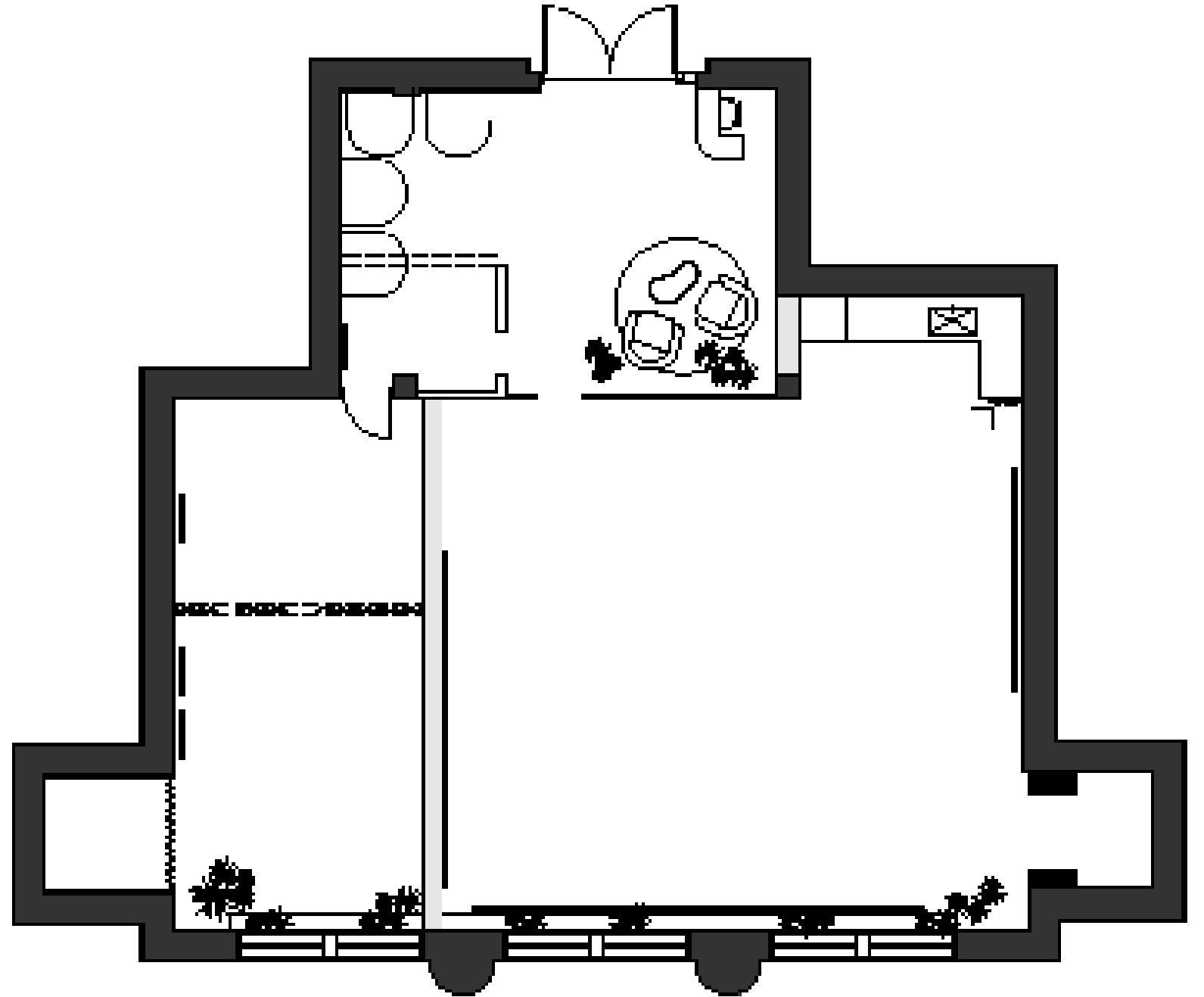
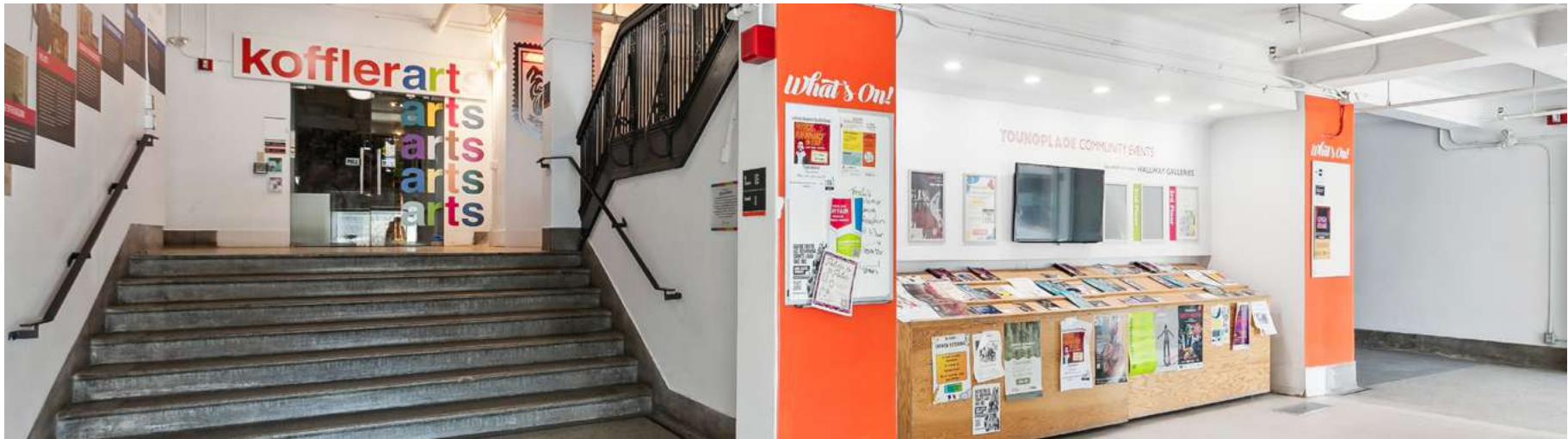


PHOTO GALLERY





OFFERING PROCESS

The Vendor has retained Colliers International (the “Advisor”) on an exclusive basis to offer for sale 180 Shaw Street Units B01 & 201 (the “Property”).

The Vendor welcomes interested parties to submit an offer to Purchase the Property on the Purchaser’s choice of forms to Colliers International at any time. Following a review of the proposals, the Vendor may elect to negotiate with a single Purchaser or select a short-list of Purchasers.

The Purchaser with the most attractive terms will be selected to negotiate a binding Agreement of Purchase and Sale. Purchasers are encouraged to complete as much pre-offer due diligence on the properties and information provided as the process and timeline permits.

SITE VISITS

Property tours can be coordinated on a case-by-case scenario. Please coordinate with listing team.

SALE CONDITIONS

The Property and all fixtures, chattels and equipment included are to be Purchased on an “as is, where is” basis and there is no warranty, expressed or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof. Any information related to the Property which has been or may be obtained from the Vendor, the Advisor or any other person, by a Prospective Purchaser, will have been provided solely for the convenience of the Prospective Purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an Agreement of Purchase and Sale.

DUE DILIGENCE

Purchasers shall be provided with all due diligence materials regarding the Property via an online data room following the execution of a confidentiality agreement. In addition, access for inspections and reviews will be granted in accordance with the Agreement.

DEPOSITS

An initial deposit of no less than 5% of the purchase price shall be paid by certified cheque to Colliers International in Trust, upon execution of a formal Agreement of Purchase and Sale. A further deposit of no less than 5% of the purchase price by certified cheque shall be paid to Colliers International In Trust, upon waiver of any Purchaser’s Conditions.

OBLIGATIONS OF THE VENDOR

The Vendor is not obligated to accept the highest bid or any agreement, nor is it obligated to state any reason for accepting or declining any agreement, nor will it be obligated to pay any costs incurred in connection with the preparation of any agreement. The Vendor will not be responsible for any damages alleged to have been suffered by Prospective Purchasers due to the failure of the Vendor to follow the procedures recommended herein.

DISCLAIMER

Neither the Vendor nor the Advisor, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors or other representatives, makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained in this CIM, the Additional Information, or of any other information given or statements made by any of them and such material, information, or statements should not be relied upon by Prospective Purchasers without independent investigation and verification. All material, information, or statements are provided as a convenience to Prospective Purchasers only. The Vendor, the Advisor and the irrespective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors and other representatives expressly disclaim any and all liability for any errors or omissions contained in the initial Property Summary, the CIM or in the Additional Information or in any other oral or written communications given or made available to Prospective Purchasers.

This CIM is not, and under no circumstances is it to be construed to be, an offering of securities, a prospectus, a public offering or an offering memorandum as defined under applicable securities legislation. No securities commission or regulatory authority in Canada, the United States of America or any other country has in anyway passed judgment upon the merits of the opportunity to acquire the Property or the accuracy or adequacy of this CIM.

The Vendor and the Advisor reserve the right to withdraw, amend or replace all or any part of this CIM at any time and undertake no obligation to provide Prospective Purchasers with access to any additional information, including all or any of the Additional Information. In all cases, Prospective Purchasers should conduct their own investigation and analysis of the Property. Any sale of the Property will be subject to the terms of an accepted Offer to Purchase, which will supersede all prior communications, including this CIM.



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