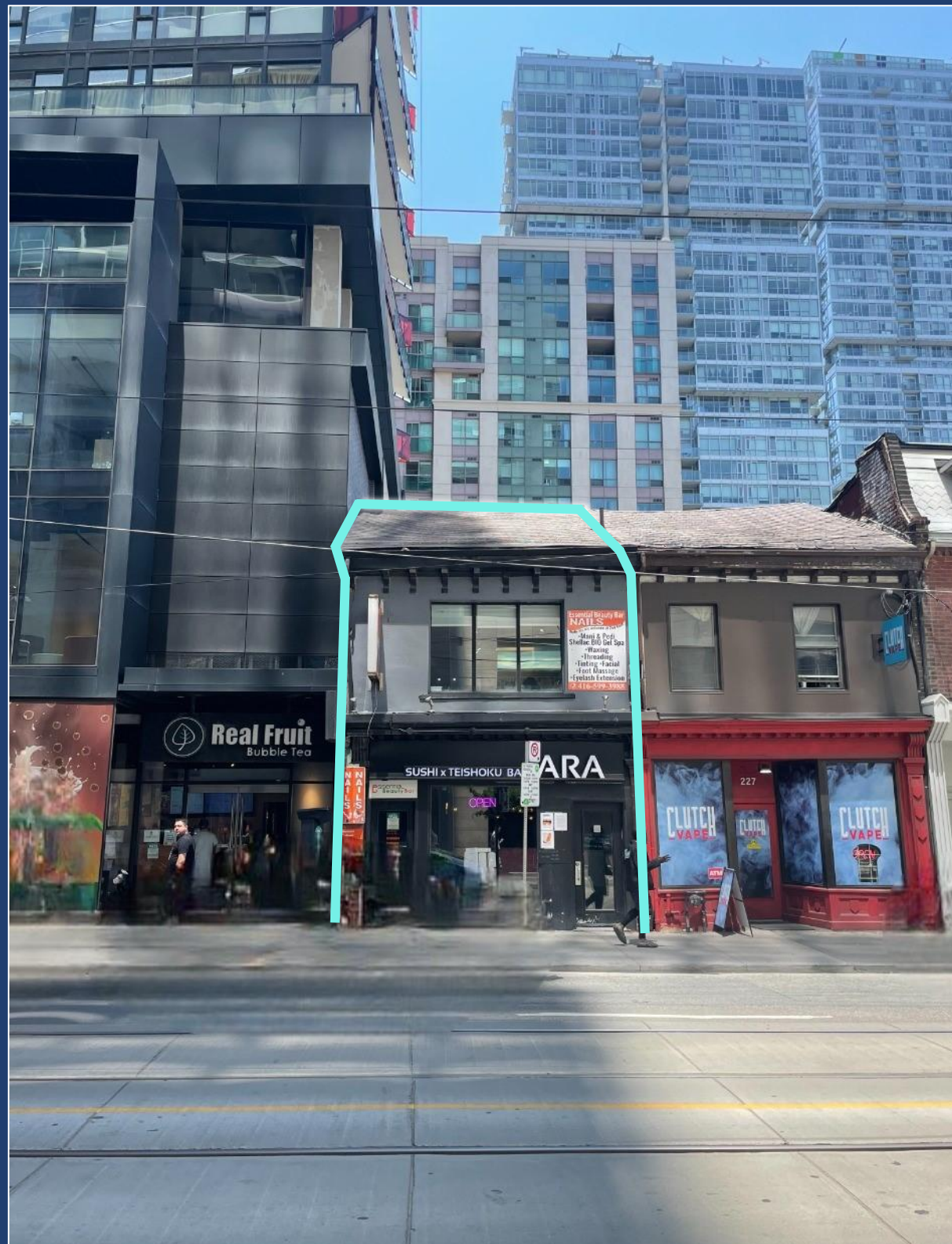


FOR SALE
COMMERCIAL PROPERTY
225 Queen St W



METROPOLITAN
COMMERCIAL

DETAILS

LOCATION	Queen Street West, west of University Avenue Click Here for Map
BUILDING AREA	2,213 SF
LOT AREA	1,625 SF
FRONTAGE	16.25 FT
NET OPERATING INCOME	\$150,000
POSSESSION	Immediate

PROPERTY FEATURES

- Two-Storey Commercial Building with full usable basement including washrooms, storage, and offices
- Ideal for user or investor
- Great potential and opportunity to own an investment property in the heart of downtown
- Two long-standing commercial tenants with upcoming renewals at market rates
- Adjacent to brand new condominium building on a prime, high-traffic block of Queen Street West
- Surrounded by trendy restaurants, fun retail stores, hotels, notable neighbouring tenants: The Rex Hotel, PLANTA, Starbucks, MEC, LCBO, Aritzia, Arc'teryx, Shoppers Drug Mart, Knix, and many more
- Steps to Osgoode Station and Queen streetcar stops
- Two parking spots available

ASKING PRICE

\$ 3,720,000



Ground Floor
ARA Sushi



Rear Exterior



Aerial View



Queen Street West



225 Queen St W - Location Overview



Food/Drink

- 1 Queen Mother Cafe
- 2 Starbucks
- 3 Chipotle
- 4 PLANTA Queen
- 5 Ruth's Chris Steak House

Shopping

- 1 MINISO
- 2 Shoppers Drug Mart
- 3 LCBO
- 4 Civello Salon & Spa
- 5 Mountain Equipment Co-op

Entertainment/Accommodations

- 1 The Rex Hotel
- 2 The Hilton
- 3 Shangri-La Hotel
- 4 ScotiaBank Theatre
- 5 Four Seasons Center



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