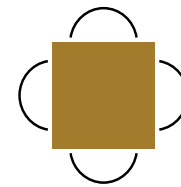


# RETAIL OPPORTUNITY 1040 QUEEN STREET WEST, TORONTO



**REGENT STREET**  
Retail & Restaurant Real Estate Solutions



**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | (905) 477-3000

*The information contained herein has been provided to Goudy Real Estate Corp. by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.*

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# 1040 QUEEN STREET WEST, TORONTO

## PROPERTY DETAILS

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### PROPERTY DETAILS:

- Exciting high end retail/restaurant opportunity in the trendy Queen Street node of Toronto!
- Brand new build equipped with new HVAC and electrical service to support restaurant requirements.
- Benefit from excellent signage opportunity with clear visibility to Queen Street.
- The unit features high ceilings with 8 skylights to provide optimal natural light.
- Equipped with a three level elevator service, rear and front stairwells to provide easy flow throughout the space.

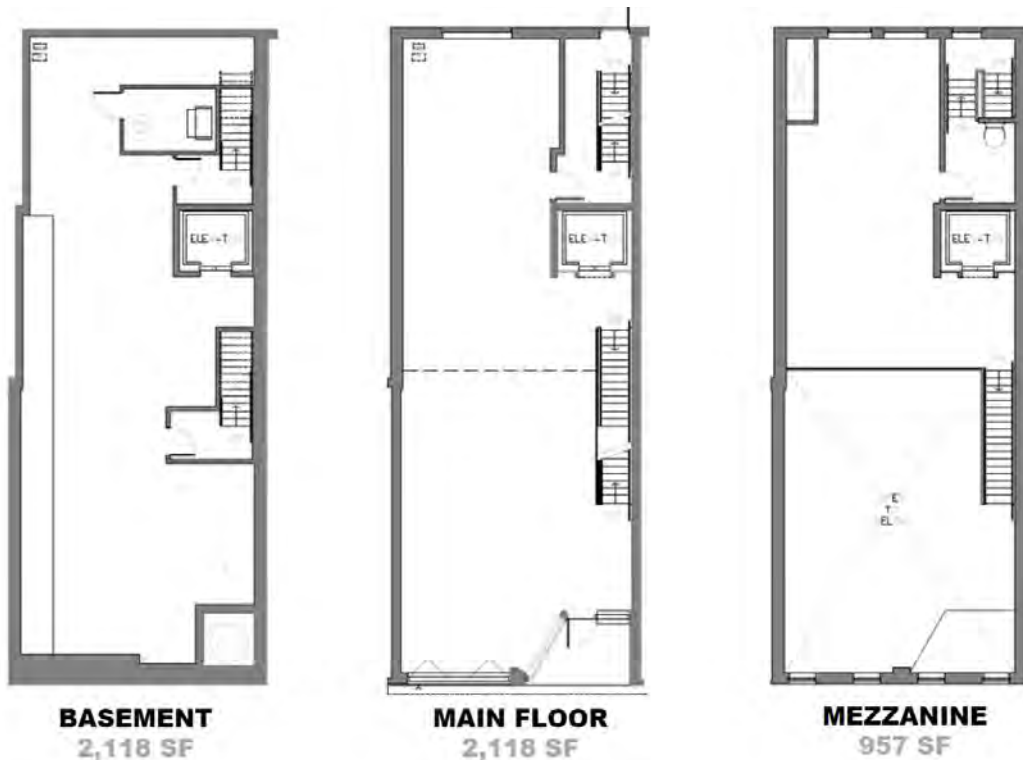


### RENT DETAILS:

- Starting Net Rent: Contact Listing Broker
- Estimated TMI \$20.50 PSF
- Immediate Possession
- 10 Year Term

### UNIT DETAILS:

- 3 Floor Unit
- Main Floor: 2,118 SF
- Basement: 2,118 SF
- Mezzanine: 957 SF



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# 1040 QUEEN STREET WEST, TORONTO

## AREA DETAILS

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### AREA DETAILS:

- The Queen West strip is home to Toronto's most electric bars & restaurants!
- Close proximity to over 256,000 residents and over 5,000,000 SF of office.
- Services a day time population of approximately 299,000 people within a 3km distance.
- Walking distance to Trinity Bellwoods Park.

### DEMOGRAPHICS:

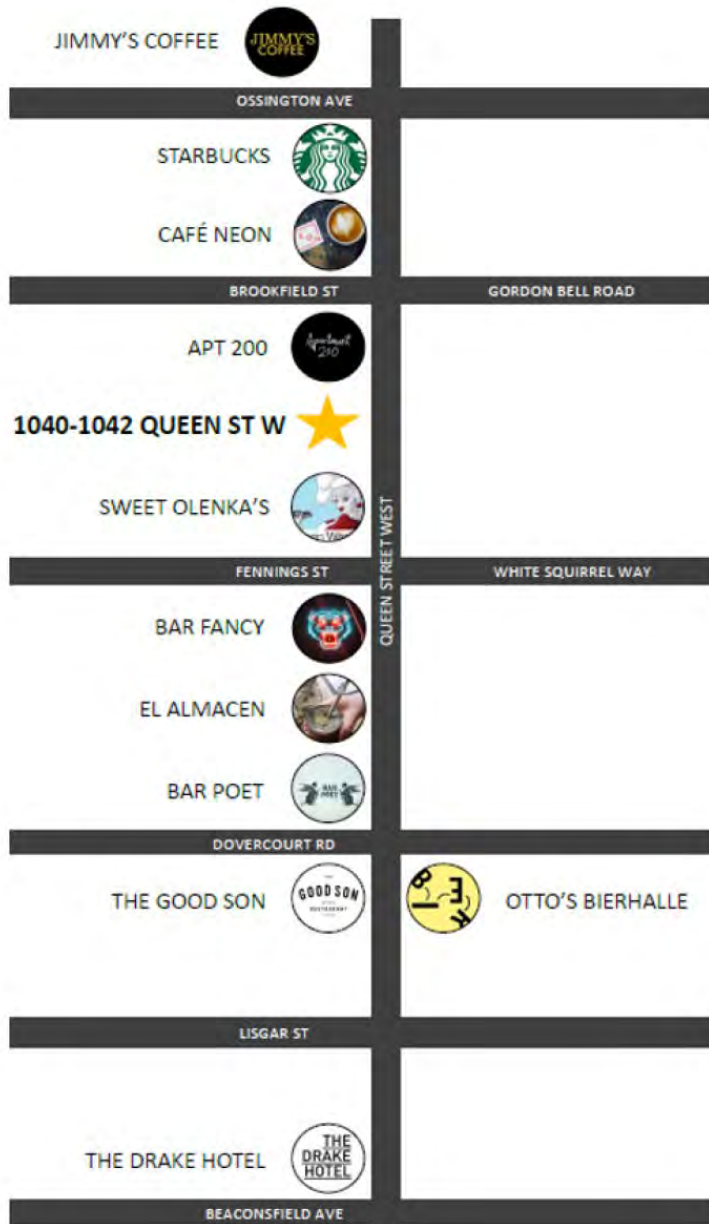
	0-0.5KM	0-1KM	0-3KM
Population	12,412	45,294	266,097
Daytime Population	9,028	35,459	413,365
Avg. Household Income	\$110,569	\$120,439	\$111,507
Median Age	33.5	34.1	34.8

Source: Sitewise



# 1040 QUEEN STREET WEST, TORONTO

## NEIGHBOURING TENANT'S



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# FOR LEASING INFORMATION CONTACT:

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Retail & Restaurant Real Estate Solutions

**VANESSA OLIVER**

***PRINCIPAL, BROKER OF RECORD***

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**MAXINE MORRIS-ZECCHINI**

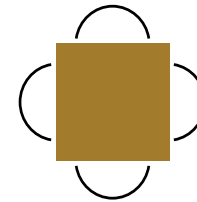
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**COOPER BLUME**

***SALES REPRESENTATIVE***

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