JLL

356

QUEEN STREET WEST

FOR SALE

Premier Retail Opportunity on Queen West



THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. ("JLL") is pleased to offer for sale a 100% freehold interest in 356 Queen Street West, Toronto, ON (the "Property"). The Property is a three-storey, brick-and-beam building on the north side of Queen Street West, just east of Spadina Avenue, in the heart of one of Toronto's best-known retail corridors.

The Property comprises approximately 6,221 SF of gross leasable area. Fjällräven leases the 2,859 SF ground-floor retail unit along with 2,368 SF of lower-level space. Four loft-style apartments occupy the second and third floors. The Property offers investors a combination of high-street retail and residential income in a building with strong street presence on Queen West.



SALIENT DETAILS

Gross Leasable Area* 6,221 SF	Ground Floor Area 2,859 SF	Depth 110 FT	Zoning CR
Residential Area 3,362 SF	Site Area 3,014 SF	Apartment Units 4	Official Plan Mixed Use Area
Basement Area 2,368 SF	Frontage 27 FT	Occupancy 100%	Intersection Queen & Spadina

* Excludes basement area

INVESTMENT HIGHLIGHTS

Prime Queen Street West Frontage

The Property has approximately 27 FT of frontage on the north side of Queen Street West, just east of Spadina Avenue. This stretch of Queen West is lined with national and international retailers, independent shops, cafes, and restaurants, and draws steady foot traffic throughout the day and evening.

Loft-Style Apartments

The second and third floors contain four loft-style apartments totalling 3,362 SF. The units feature exposed brick and large windows that bring in plenty of natural light. Residents use a private entrance on Queen Street West, separate from the retail space.

Character Building

Built in the late 1800s, the Property is a brick-and-beam building with a detailed masonry facade and large bay windows facing Queen Street West. These windows give the retail unit strong product display along the street. The ground floor comprises 2,859 SF and has ceiling heights of approximately 12', and the lower level provides additional storage and back-of-house space.

International Retail Tenant

The ground floor and lower level are leased to Fjällräven, a Swedish outdoor apparel and equipment brand founded in 1960 and best known for its Kånken backpack. Fjällräven is a subsidiary of Fenix Outdoor, a publicly traded company with brands sold in over 40 countries.



LOCATION OVERVIEW

Queen Street West – where art meets commerce – is widely regarded as one of Canada's premier shopping destinations and is home to local, national and international retailers and restaurateurs. The area draws residents, office workers and visitors from across the GTA, with a mix of flagship stores, independent boutiques, restaurants, and bars.

The surrounding area has seen significant residential and commercial development over the past decade, adding thousands of residents and workers within walking distance. The Property is a short walk from the Financial District, the Fashion District, Kensington Market, Chinatown and the University of Toronto.

The Property is located a short step away from 501 Queen and 510 Spadina streetcars. Situated immediately next to the future Ontario Line station, the Property is positioned to take advantage of the Ontario Line once it is completed.



DEMOGRAPHICS – 1 KM

TOTAL POPULATION
141,247

DAYTIME POPULATION
396,355

AVG. HOUSEHOLD INCOME
$145,505

MEDIAN AGE
33.7

Source: Environics 2026



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OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis and interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information.

All inquiries about the Property should be directed to the attention of the team below.

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