



FOR SALE & LEASE



WELLESLEY

STREET WEST • TORONTO, ON

PRIME HERITAGE RETAIL



Opportunity Overview

Situated in a beautifully restored heritage building with distinctive architectural charm, 8 Wellesley Street West, built by Centrecourt and Bazis, presents an exceptional retail opportunity in downtown Toronto.

This 2,684-square-foot retail space, part of a new 600-unit condominium tower, offers flexible leasing options that can be demised to suit various tenant needs or leased as a single unit.

Strategically located just 50 meters off Yonge Street, the property benefits from significant pedestrian traffic flowing 24 hours a day between Bloor-Yorkville, Yonge and Dundas Square, and the financial core, providing retailers with consistent exposure to diverse consumer demographics.

With proximity to major landmarks including Wellesley Subway Station, Toronto Metropolitan University, and the University of Toronto, this prime retail space combines the appeal of heritage architecture with the advantages of a central downtown position in one of Canada's most vibrant retail corridors.



Area Overview

The vibrant heart of downtown Toronto pulses along Yonge Street, where 24-hour pedestrian flow connects Bloor-Yorkville to Yonge and Dundas Square and continues to the financial core.

This dynamic area boasts exceptional transit connectivity with Wellesley Station, College Station, and Dundas Station all on Line 1 providing immediate access to Toronto’s comprehensive subway network. The neighborhood demographic is characterized by a diverse mix of urban professionals working in the nearby financial district alongside students from Toronto Metropolitan University and the University of Toronto. The retail landscape features established brands including LCBO, McDonald’s, Rabba, Pho Anh Vu, HeyTea, and The Royal Bank. Adding to the area’s appeal is its proximity to The Village, one of Toronto’s most vibrant and culturally significant neighborhoods, just a two-minute walk away.



DEMOGRAPHICS (1KM)

	Total Population	93,645
	Daytime Population	146,200
	Growth Rate over next 5 Years	17.3%
	Avg. Household Income	\$119,644
	Median Age	32.7

Source: Environics, 2025



WALK SCORE

100



TRANSIT SCORE

95



Property Details

Premises	Retail 1 1,633 SF	Retail 2 1,051 SF	Total 2,684 SF
Lease & Sale Pricing	Please Contact Listing Agents		
Available	Immediately		
Lease Term	5-10 Years		
Additional Rent	\$22.65		
Zoning	CR 3.0		
Ceiling Heights	16-feet to underside of slab		
Shipping / Receiving	Rear loading bay		
Title	Stratified Freehold		

Property Highlights

- ✓ Beautifully restored heritage building with unique historical façade
- ✓ Located at the base of a 600-unit condo building
- ✓ Direct access to shipping and receiving
- ✓ Strategically located just off Yonge Street
- ✓ Close proximity to three subway stations (Wellesley, College, Bloor)
- ✓ Near major institutions including Toronto Metropolitan University and University of Toronto
- ✓ Surrounded by established retailers including LCBO, McDonald's, and The Royal Bank
- ✓ Parking available for purchase



Neighbourhood

● RESTAURANTS

- 1. Chick-fil-A
- 2. McDonald's
- 3. Buca Osteria & Bar
- 4. Hemingway's Restaurant & Bar
- 5. Earls Kitchen + Bar
- 6. Eataly Toronto
- 7. Cabano's Cheeseburgers
- 8. Pho Anh Vu Toronto
- 9. Sansotei Ramen
- 10. Lao Lao Bar

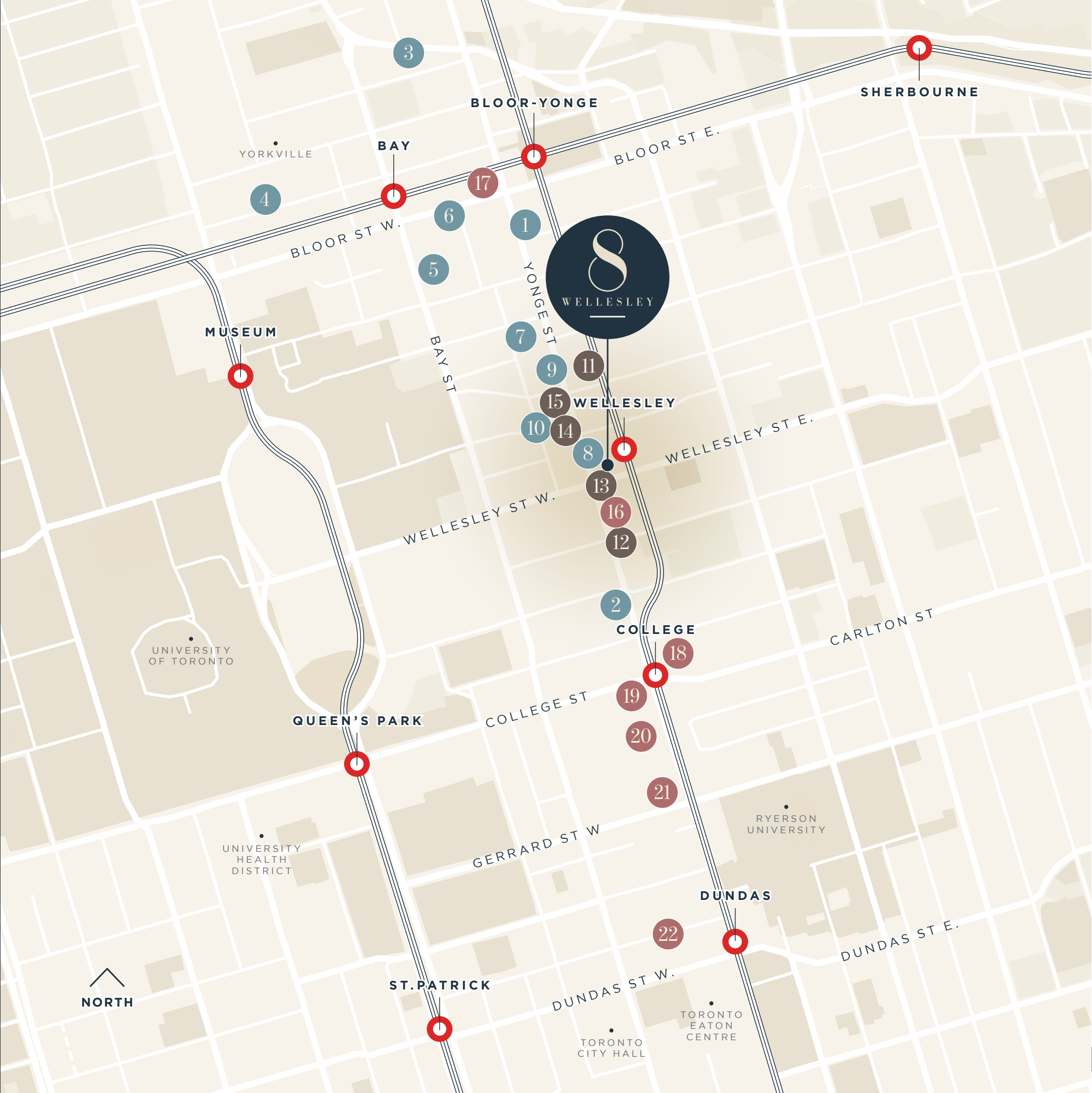
● CAFES

- 11. Neo Coffee Bar
- 12. HEYTEA
- 13. Good Earth Coffee
- 14. Molly Tea
- 15. Nabulu Coffee

● SHOPPING

- 16. LCBO
- 17. Lululemon
- 18. Shoppers Drug Mart
- 19. Winners
- 20. The Brick
- 21. IKEA
- 22. T&T Supermarket

● TTC Subway Station ≡ TTC Subway Line

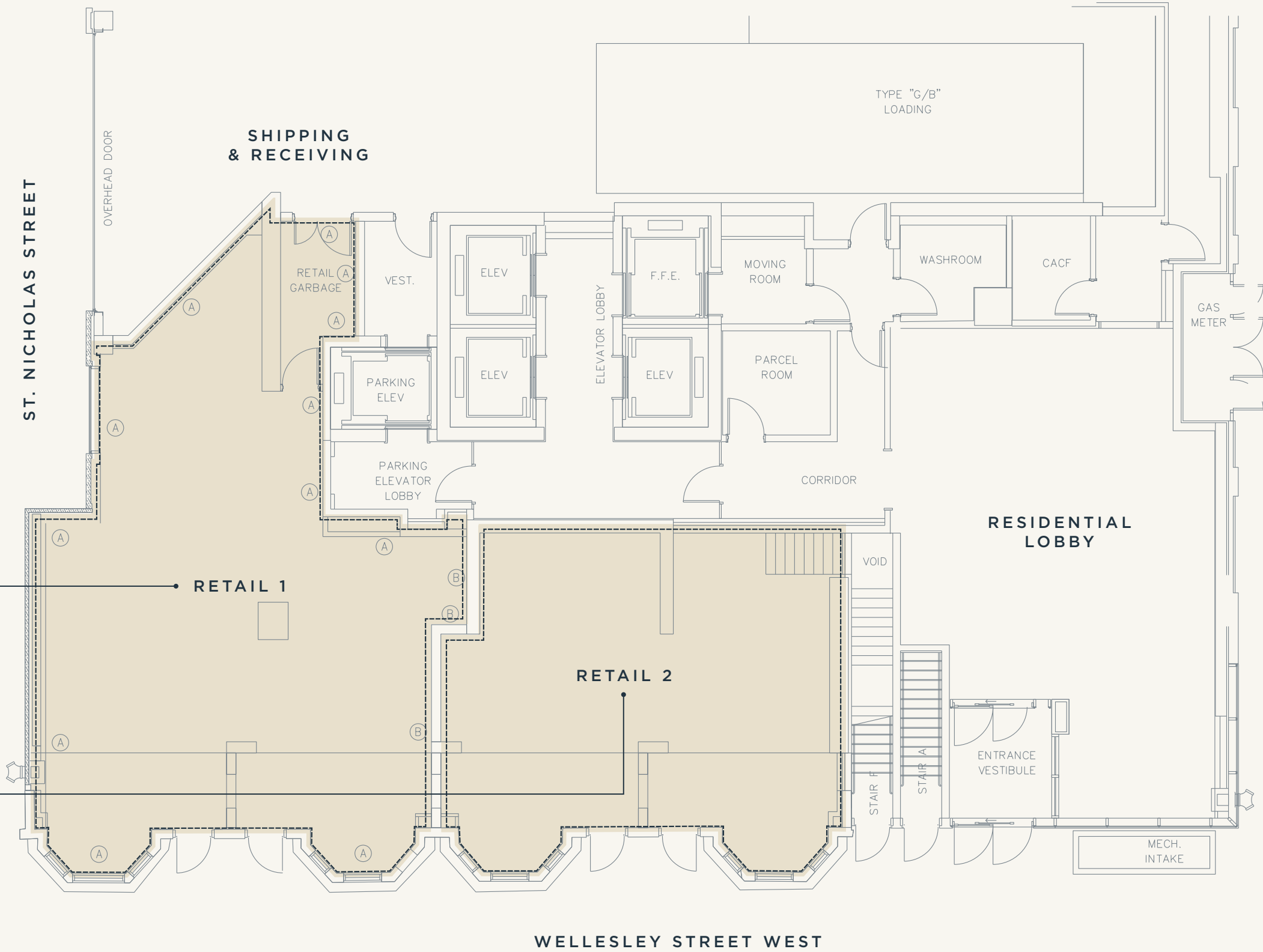


Floor Plan

TOTAL
2,684 SF

RETAIL 1
1,633 SF

RETAIL 2
1,051 SF





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