



499
Queen St W

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Colliers International (“the Agent”) is pleased to present the opportunity to acquire 499 Queen Street West (the “Property”), a flagship retail building located in the heart of Toronto’s iconic Queen West shopping district, one of Canada’s most dynamic and sought-after retail corridors.



EXECUTIVE SUMMARY

The Property comprises 2,800 square feet of ground-floor retail space with an additional 1,000 square feet of mezzanine space, offering flexibility for retail, showroom, or experiential concepts, with potential to further expand the mezzanine space. With 32 feet of prime Queen Street West frontage, the wide storefront creates a commanding street presence rarely available in this tightly held node. Ceiling heights approaching 30 feet create a dramatic, light-filled environment ideal for creative buildouts and flagship retail uses.

The basement comprises approximately 2,800 square feet with 10-foot ceilings, offering highly flexible space that can readily accommodate an additional tenant. The space also benefits from a new, direct street-level entrance fronting Queen Street West, a highly sought-after feature in the corridor that enables fully independent access, supports a wide range of uses including retail, service, and experiential concepts, and significantly enhances leasing flexibility and income potential.

Rear lane access via Graffiti Alley, a globally recognized cultural landmark, provides both functional loading and unique branding opportunities for occupiers seeking exposure on an internationally known pedestrian corridor. The building is serviced with 200-amp electrical power, accommodating a wide range of retail and commercial uses.

Offered vacant or tenanted, 499 Queen Street West represents a rare opportunity for owner-users, investors, or brands seeking immediate occupancy within one of the country’s most resilient and high-performing retail nodes. Supported by long-term demand, limited supply, and enduring consumer draw, this asset provides a compelling presence along one of Toronto’s most established retail corridors.



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PERFECTLY POSITIONED

A rare opportunity to secure a flagship presence on Queen Street West, combining scale, flexibility, and unmatched visibility in one of Canada's most coveted retail corridors.

PROPERTY OVERVIEW



Property Highlights

Flexible Execution Strategies

The Property offers a versatile opportunity for both owner-users and investors, supporting immediate occupancy or a value-add lease-up at market retail rents. The ground floor includes an existing mezzanine suitable for office, showroom, or back-of-house use. The basement provides additional space and features a brand new, separate entrance fronting Queen Street West, allowing for a second self-contained tenancy. This configuration enables additional income for investors and provides owner-users with surplus space to monetize or support business growth.

Strong Market Fundamentals

Retail tenants along Queen Street West between Bathurst and Spadina consistently achieve net rents of \$62 per square foot net, reflecting the corridor's exceptional visibility and high foot traffic. The Property benefits from a dense surrounding mix of residential, office, and tourist activity, reinforcing sustained demand for well-located retail space in one of Toronto's most vibrant commercial nodes.

Prime Location

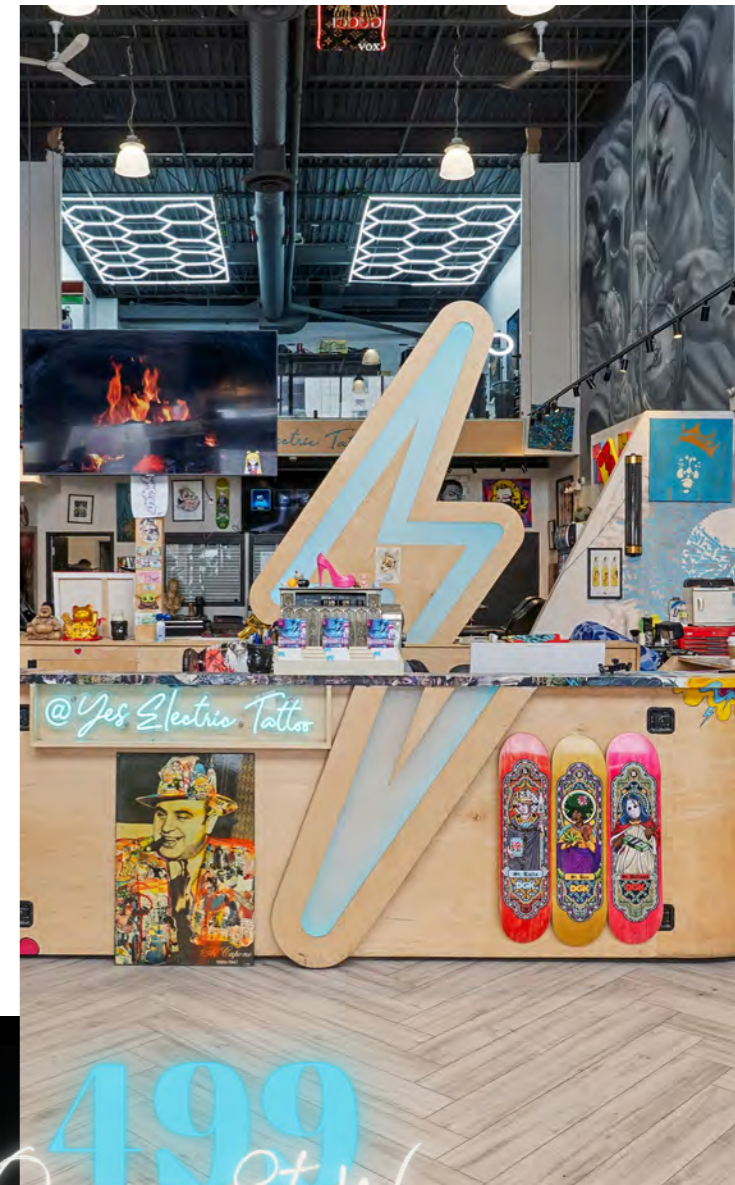
Situated along one of Toronto's most established retail corridors, the Property benefits from strong visibility, vibrant character, and pedestrian volumes of approximately 20,000-25,000 people daily along Queen Street West between Bathurst and Spadina. Located just west of Spadina Avenue, the site offers direct access to TTC streetcar routes and is steps from the Spadina transit node, with future connectivity enhanced by the planned Ontario Line station at Queen and Spadina. The Property is positioned within one of Canada's most active urban retail nodes, minutes from the Financial Core and Fashion District.

Turnkey Condition

Following extensive renovations, the Property is in prime, tenant-ready condition and can be delivered vacant or tenanted, offering flexibility for owner-users and investors. The ground floor includes an existing mezzanine suitable for office, showroom, or back-of-house use. The basement features 10-foot ceilings and a brand new, separate entrance fronting Queen Street West, providing functional space for storage, staff areas, production, or experiential uses, with the potential for a separate tenant and additional income.

Property Details

499 Queen Street West comprises 2,800 square feet of ground-floor retail space with a rare 32-foot frontage along one of Toronto's most tightly held retail nodes, complemented by an existing 1,000-square-foot mezzanine with potential for further expansion, creating highly flexible functional space. The building features exceptional 28-foot ceiling heights, along with a full-height basement offering 10-foot clear ceilings and an additional 2,800 square feet. The basement is further enhanced by a fully separate entrance fronting Queen Street West, enabling independent access and potential for multi-tenant configurations. Collectively, these attributes provide outstanding versatility-well suited for retail, experiential concepts, back-of-house functions, or full-building occupancy. The Property can be delivered vacant or tenanted, allowing an incoming occupier or investor to immediately implement their vision while capitalizing on one of Toronto's most sought-after retail addresses.



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Address	499 Queen Street West
Municipality	Toronto
Official Plan	Mixed Use
Zoning	CR3(c3; r3*2087)
Year Built	2004

Lot Size	2,572 SF (0.059 ac)
Frontage	32 FT
Depth	84 FT
Building Area (Above Grade)	3,800 SF
Basement	2,800 SF
Ceiling Height	28 FT
Asking Price	\$4,600,000

Soaring volume and natural light, enhanced by near 30-foot ceilings.





AREA OVERVIEW

Located in downtown Toronto, the Property is surrounded by a dynamic mix of retail, dining, and cultural amenities within a 1-kilometre radius. Prominent national and international retailers such as Lululemon, Aritzia, Zara, Sephora, Indigo, and Cineplex help drive sustained pedestrian activity along the corridor. The area's identity is shaped by a strong mix of local destinations and cultural anchors, including Graffiti Alley, Otto's Bierhalle, The Drake Hotel, Sud Forno, and Gladstone Hotel, alongside independent retailers, galleries, and creative concepts, establishing Queen Street West as one of the city's most creative and trend-setting retail hubs.

Trinity Bellwoods Park is located just steps away, offering a major draw with its green space, sports facilities, and year-round community use. The surrounding neighbourhood benefits from a dense residential base and steady local traffic, while transit accessibility is strong today and set to improve further with the future Ontario Line, including planned stations at Queen and Spadina and Queen and Bathurst, which will significantly enhance connectivity and long-term access to the corridor.

Where culture, commerce, and community converge.



Graffiti Alley



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