

202 Spadina Avenue

FOR SALE



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Located just steps from the high-traffic intersection of Queen Street West and Spadina Avenue, 202 Spadina Ave offers investors a rare opportunity to acquire a stabilized, income-producing asset in one of Toronto's most dynamic retail corridors. Positioned in the heart of downtown, the property benefits from exceptional pedestrian traffic, continuous vehicular flow, and direct proximity to transit, national retailers, and destination restaurants. The surrounding Queen West node continues to attract dense residential growth, tourism activity, and strong retail demand, reinforcing long-term value.

Listing Highlights:



High pedestrian and vehicular traffic in one of Toronto's most vibrant retail districts



Surrounded by national retailers, restaurants, galleries, and entertainment venues



Prime Spadina/Queen West retail corridor location



Steps from TTC streetcar routes with easy access to downtown transit network

SITE DESCRIPTION

Number of Units	1
Floors	3
Year Built/Renovated	1900 / 2018
Total Rentable SF	5,800 SF
Cap Rate	5.7%
Type of Ownership	Fee Simple

The property's 28-foot frontage delivers excellent retail exposure and branding potential, while the established tenancy profile supports consistent performance. Recent capital improvements enhance the asset's durability and limit future capital requirements.

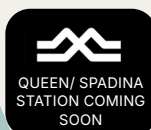
With limited product available along this stretch of Spadina and continued long-term urban intensification in the Queen-Spadina corridor, 202 Spadina Ave represents both a stable income play and a strategic hold within a supply-constrained market. This is an opportunity to acquire a well-positioned downtown asset with strong fundamentals, upside potential, and long-term corridor growth.

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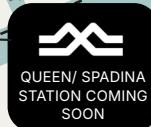
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QUEEN/ SPADINA
STATION COMING
SOON



QUEEN/ SPADINA
STATION COMING
SOON



WALKING DISTANCE
TO STREET CAR



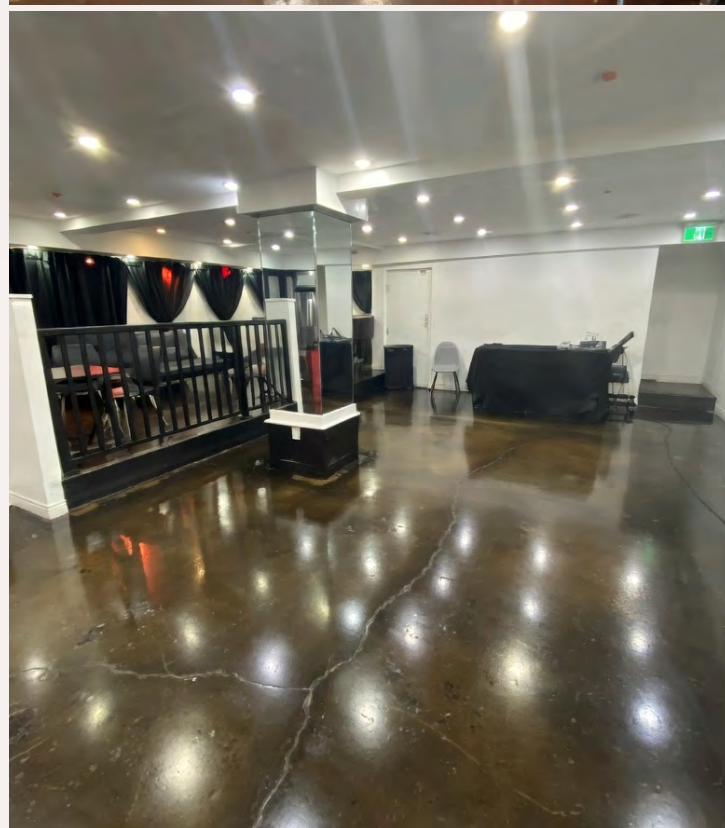
11 MIN
DRIVING

Floorplans

Flexible layouts designed to adapt to a variety of business needs, allowing future tenants to customize the space to their specific requirements.



A mixed-use property combining diverse retail offerings with residential living within the same building. Convenience for both businesses and residents.



202 Spadina
Avenue
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Contact Us to Book a Tour:

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