

Queen W. & Bathurst

655-663 Queen St W, Toronto, ON

Located at the prime southwest corner of Queen Street West and Bathurst Street in Toronto. Two retail opportunities remain with frontage directly on Bathurst Street. With a 100-transit score, directly adjacent to the Queen and Bathurst streetcar lines, and a 99-walk score, the property offers unparalleled exposure and accessibility. Current tenants include The Paddock Tavern, Tim Hortons, Friends Butter Chicken, Koz Bingol, and Sound Machine Performance and Event Venue. Possession available immediately.

Size

Retail 14,100 s.f.

Major Tenants

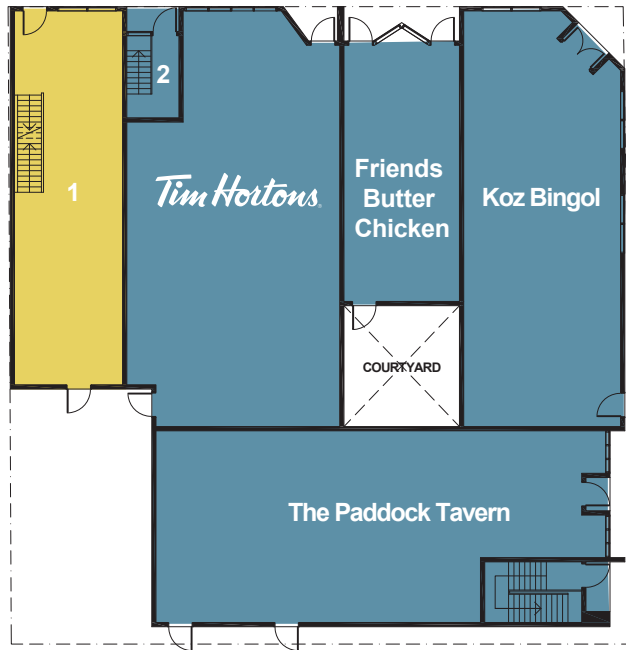
Sound Machine Performance and Event Venue	5,500 s.f.
Tim Hortons	2,400 s.f.
The Paddock Tavern	2,000 s.f.
Koz Bingol	1,750 s.f.
Friends Butter Chicken	750 s.f.



Demographics

	1 km	3 km	5 km
Total Population	52,119	347,909	600,162
Number of Households	28,438	189,199	312,197
Average Household Income	\$134,702	\$123,861	\$137,789
Median Age	34.3	34.4	36.0

QUEEN STREET WEST



LANEWAY

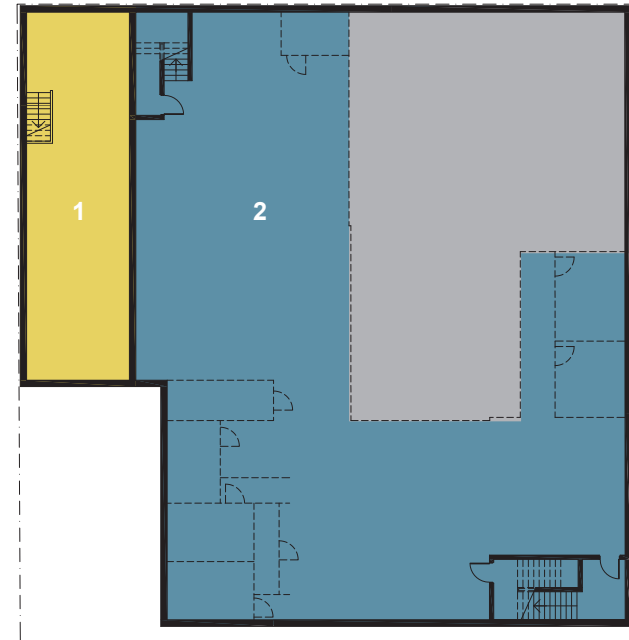
BATHURST STREET

GROUND LEVEL

Tenants

- | | |
|-----------------------------|---------------------------|
| 1. Available 965 s.f. | 4. Tim Hortons |
| 2. Vestibule to lower level | 5. Friends Butter Chicken |
| 3. Koz Bingol | 6. The Paddock Tavern |

QUEEN STREET WEST



BATHURST STREET

LOWER LEVEL

Tenants

- | |
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| 1. Available 682 s.f. |
| 2. Sound Machine Performance and Event Venue |

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| Retail Leased |
| Retail Available |