

FOR SALE

# 705 King Street West

TORONTO, ON



3,291 SF RETAIL UNIT WITH 131 FT OF FRONTAGE ON KING STREET WEST  
1.95% VENDOR TAKEBACK MORTGAGE ("VTB") AVAILABLE





# The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. ("JLL" or the "Advisor") is pleased to offer for sale a 100% freehold interest in a high exposure retail condominium unit located at 705 King Street West, Toronto (the "Property"). The Property is comprised 3,291 square feet ("SF") of leasable area, offering 131 feet ("FT") of highly coveted King Street West frontage and a large wide patio area just steps from the intersection of King Street West & Bathurst Street. Currently owner-occupied, the Property will be vacant upon closing, creating an attractive opportunity for a variety of businesses in a highly sought-after commercial node of Downtown Toronto. The Property's prime urban setting provides optimal visibility for signage and branding. It boasts direct access to TTC streetcars on the 504 and 511 lines, and sits just ~100 metres from the future King/ Bathurst Ontario Line Station.

The area surrounding 705 King Street West is currently undergoing rapid intensification, with seven active projects totaling more than 1,800 units. Additionally, the Property benefits from high foot traffic, with a daytime population of more than 400,000 people within a 1 KM radius. As a result, the asset is in a prime position to benefit from ongoing intensification efforts and should experience strong rental growth for years to come.

## Investment Highlights



EXCELLENT VISIBILITY & EXPOSURE  
WITH 131 FT OF FRONTAGE  
& LARGE PATIO SPACE



STRONG CONSUMER BASE WITH  
INTERNAL ENTRANCES TO THE ADJOINING  
CONDOMINIUM COMPLEX, OFFERING  
EASE OF ACCESS TO OVER 700 UNITS



TRANSIT-ORIENTED WITH REGULAR  
TTC STREETCAR SERVICE & FUTURE  
ONTARIO LINE STATION



RAPID RESIDENTIAL GROWTH  
& DEVELOPMENT NEARBY

ASKING PRICE: \$3,750,000





# Asset Overview

## SALIENT DETAILS

MUNICIPAL ADDRESS	705 KING STREET WEST
Intersection	King Street West & Bathurst Street
Frontage	131-FT
Gross Building	3,291-SF
Occupancy	Vacant Possession
Official Plan	Mixed-Use Area
Zoning	MCR (t3.0;c1.0;r2.5)



## FLOOR PLANS





# Location Overview

705 King Street West stands as a premier commercial property in Toronto’s dynamic King West neighborhood, a district renowned for its vibrant energy, distinct community character, and diverse population. King West is one of Toronto’s trendiest and most lively areas, attracting a mix of young professionals and families eager to be near the pulse of downtown. Just steps from the Entertainment District, the area experiences an influx of visitors year-round drawn to its thriving nightlife, where entertainment venues, chic bars, and patios dot the streets creating an active social scene. Home to some of the finest dining in the city, the street is known for its eclectic mix of cuisine options, unique cafes, and a rich array of upscale shops, making it an ideal environment for businesses to create a successful presence that caters to the demands of both locals and visitors. Despite its urban setting, King West offers an abundance of green space, including Trinity Bellwood’s Park, one of the largest in the Downtown core, located just north of the neighborhood, the park becomes an animated hub on warm summer evenings and weekends, attracting residents from all over the city. The asset benefits from unparalleled accessibility, with excellent proximity to public transportation, and boasts a high walkability score of 96, ensuring seamless city-wide connectivity.



## KING WEST STATISTICS

	162,840 TOTAL POPULATION		411,211 DAYTIME POPULATION
	\$111,758 AVERAGE HOUSEHOLD INCOME		\$103,979 AVERAGE HOUSEHOLD SPENDING
	35.6 MEDIAN AGE		10 PUBLIC PARKING LOTS

\*Within 2KM radius







# 705 King Street West

TORONTO, ON

## the kitchen table

OPEN 7A  
ROYALE P-T  
ROMA TOM  
STRAWBE  
ORCHID SP

### FREE & CLEAR

The Property is being offered free and clear of debt.

### 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. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. All inquiries about the Property should be directed to the attention of the team below.

#### PHILIP TRAIKOS\*

Executive Vice President

+1 416 704 7445

Philip.Traikos@jll.com

#### JACKSON SAFRATA\*

Vice President

+1 416 238 9961

Jackson.Safrata@jll.com

#### FLETCHER BLAKELY\*

Analyst

+1 416 238 4817

Fletcher.Blakely@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved. \*Sales Representative. \*\*Broker.

