



FOR SALE

COMMERCIAL RETAIL

MLS# C12851864

98 Sudbury Street, Toronto, ON M6J 0B7

Little Portugal, Toronto · M6J 0B7

C\$ 1,299,000

0	0	1,361	—	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare fully built-out commercial condo in the heart of the vibrant Queen West / Liberty Village corridor, featuring nearly 1,400 sq. ft. of premium ground-floor space and over \$300,000 in professionally designed leasehold improvements. This turn-key space showcases polished concrete floors, upgraded electrical distribution, enhanced HVAC, new plumbing supporting a barrier-free washroom and kitchen area, interior offices/partitions, integrated stereo and security systems, and excellent natural light from soaring ceilings with southern exposure. Situated in one of Toronto's fastest-growing mixed-use neighbourhoods with over 15,000 residential units within a short walking radius and continued high-density development throughout Liberty Village, King West, and Queen West, the property is located directly across from the future King-Liberty SmartTrack / GO Station on Sudbury Street, projected to serve approximately 19,600 daily riders, significantly increasing pedestrian traffic and long-term retail demand. Flexible CR zoning permits a wide range of commercial uses, including professional offices, medical or wellness clinics, creative studios, boutique retail, personal services, and specialty commercial uses, making this an exceptional opportunity for end users seeking a designer space without costly construction timelines and investors looking to secure high-quality tenants at strong market rents in a rapidly expanding transit-oriented corridor.

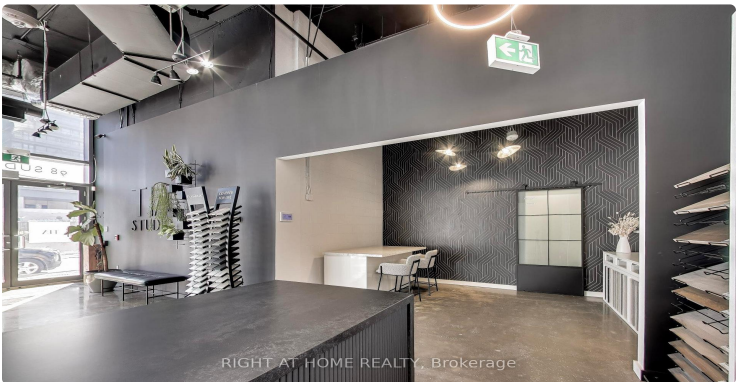
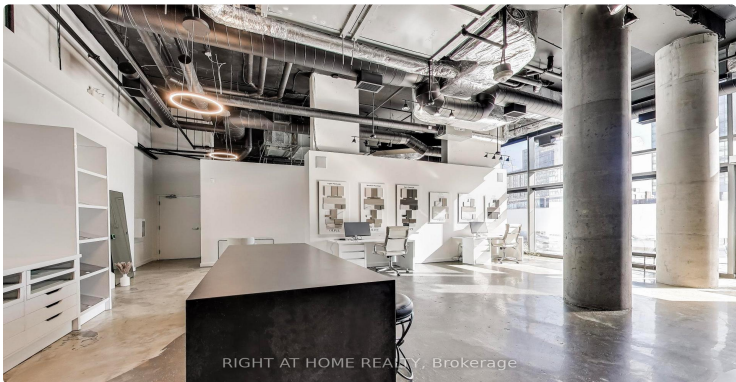
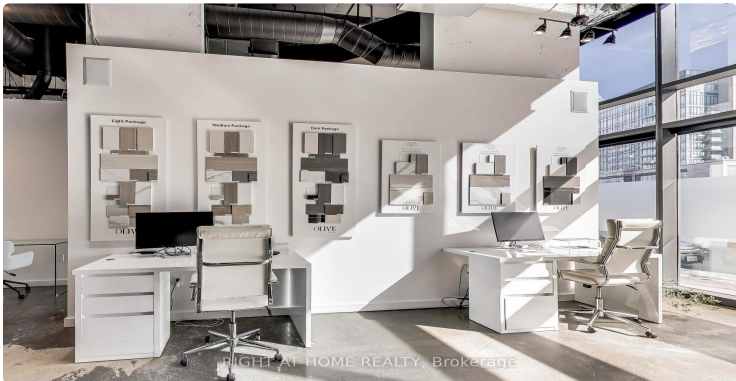
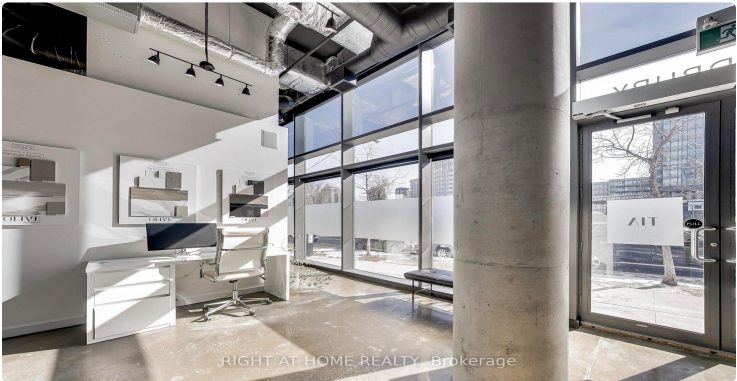
FEATURES

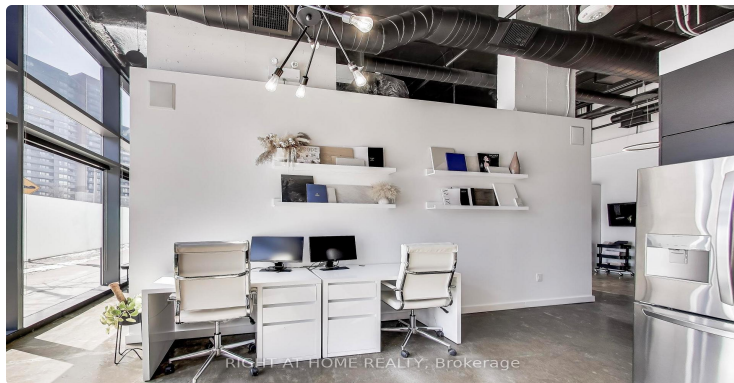
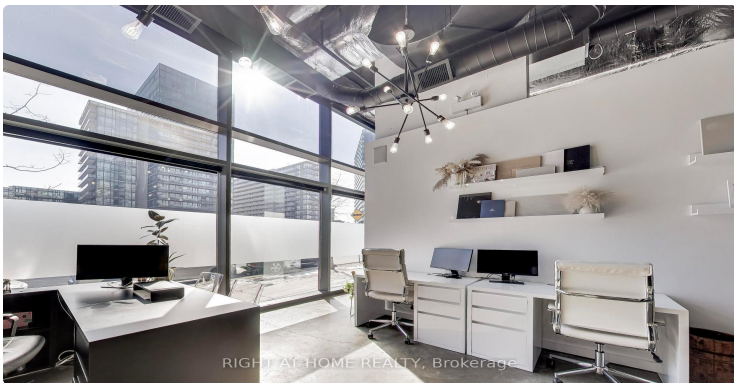
✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
AGE	New years
ANNUAL TAX	\$10,077
POSTAL CODE	M6J 0B7
NEIGHBOURHOOD	Little Portugal

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.