



ROYAL LEPAGE SIGNATURE REALTY, Brokerage

FOR LEASE

COMMERCIAL RETAIL

MLS# C13691360

474 Queen Street W, Toronto, ON M5V 2B2

Kensington-Chinatown, Toronto · M5V 2B2

C\$ 42/mo

0	2	1,760	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

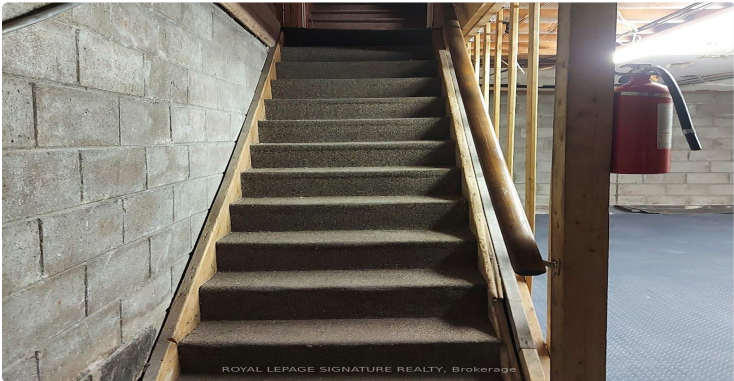
ABOUT THIS PROPERTY

Prime Queen West Commercial Opportunity Not surprisingly, this exceptional commercial opportunity is located in the heart of Toronto's vibrant Queen West neighbourhood, one of the city's most sought-after destinations for shopping, dining, entertainment, and culture. Enjoy excellent pedestrian and vehicular traffic,convenient public transit, and strong exposure in an established and rapidly developing area surrounded by numerous condominium developments.The exceptionally clean and spacious main-floor commercial space features approximately 13-foot ceilings, with an additional basement offering approximately 7.5-foot ceilings. The property includes two washrooms and provides a versatile layout suitable for a variety of permitted commercial uses. No cannabis or restaurant uses.Flexible leasing options available: the main-floor commercial space and basement can be leased separately or together, providing an excellent opportunity to accommodate different business requirements and space needs.The property is currently tenanted; however, the possession/availability date is flexible and can be arranged with approximately 60 days' notice.An excellent opportunity for an owner-user or established business looking to establish a presence in one of Toronto's most dynamic and high-traffic neighbourhoods. Easy access to public transit and surrounded by established businesses, new developments, and a thriving Queen West community. The basement rental rate is negotiable and will depend on weather the basement is leased separately or together with the main floor.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Lease
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$23
POSTAL CODE	M5V 2B2
NEIGHBOURHOOD	Kensington-Chinatown

GALLERY



LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.