

LANDMARK CORNER PROPERTY

Value-Add Opportunity



FOR SALE: 500 QUEEN STREET EAST, TORONTO

500 QUEEN STREET EAST

GUSTO

501

EAST ROOM

SPACCIO



MOSS PARK

Dominion Square

Lofts at
90 Sumach

QUEEN STE

SUBJECT PROPERTY

OFFERING AT A GLANCE

Cushman & Wakefield's National Capital Markets Group is pleased to offer for sale **500 Queen Street East, Toronto** (the "Property"), a landmark mixed-use investment opportunity located in Toronto's rapidly evolving downtown east. Known as the historic Dominion Hotel, the Property is an architecturally significant late-Victorian building constructed in 1889, prominently positioned along Queen Street East within the Corktown neighbourhood.

The Property comprises approximately 9,182 square feet of total gross floor area, including 4,605 square feet of ground floor retail and 4,577 square feet across the upper levels. The ground floor is leased to a restaurant tenant on a long-term net lease, providing stable and predictable in-place income, while the upper floors are vacant with a legally recognized rooming house comprising 24 rooms with immediate lease-up and operational upside.

The building has undergone significant restoration to preserve its heritage character, originally designed by noted architect David Roberts Jr., who also designed the iconic Gooderham (Flatiron) Building. The Property presents a rare opportunity to acquire a historically significant asset with both stable income and value-add potential, subject to municipal approvals.

Strategically located approximately 750 metres from the future Ontario Line Distillery District Station, the Property is well positioned to benefit from enhanced transit connectivity and increased pedestrian traffic. The surrounding area is undergoing significant transformation, supported by major infrastructure and development initiatives including the Ontario Line, the East Harbour transit-oriented employment hub, and the Lower Don Lands redevelopment. These projects are expected to drive sustained population and employment growth, reinforcing Queen Street East as a premier east-end retail corridor with strong long-term fundamentals

PROPERTY BREAKDOWN



1

Total Retail Unit



9,182 SF

Total Net Rentable Area



24

Dwelling Rooms



4,951 SF

Land Area

INVESTMENT HIGHLIGHTS



Historic architecturally stunning corner property



Fixtured ground floor restaurant on a long-term net lease



Vacant 24-unit rooming house with immediate lease-up opportunity



\$1.16M+ capital improvements completed

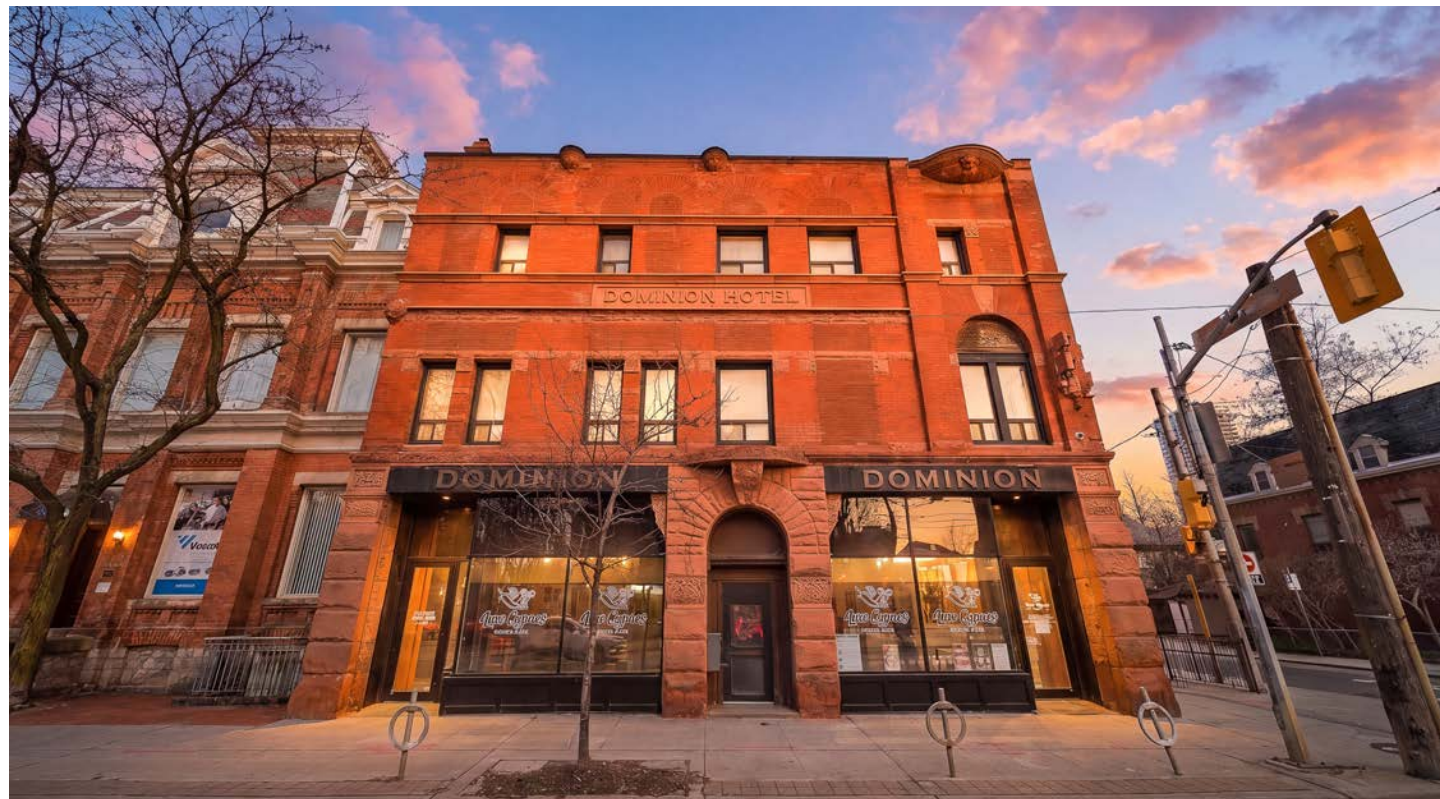


Located 750m from future Ontario Line Distillery District Station



PROPERTY DETAILS

Address	500 Queen Street East, Toronto
PIN	210800188
Legal Description	BLK B PL 77E TORONTO; CITY OF TORONTO
Land Area	4,951 SF
Frontage	+/- 49 ft
Above Grade Building Area	Retail Area: 4,605 sf 2nd floor: 2,185 sf 3rd floor: 2,392 sf Total: 9,182 sf
Basement	2,813 sf
Building Height	3-Storeys
Dwelling Rooms	24 - Vacant
Zoning	Commercial Residential - CR2.5(c2;r2)*2297)
Official Plan	Mixed Use Areas

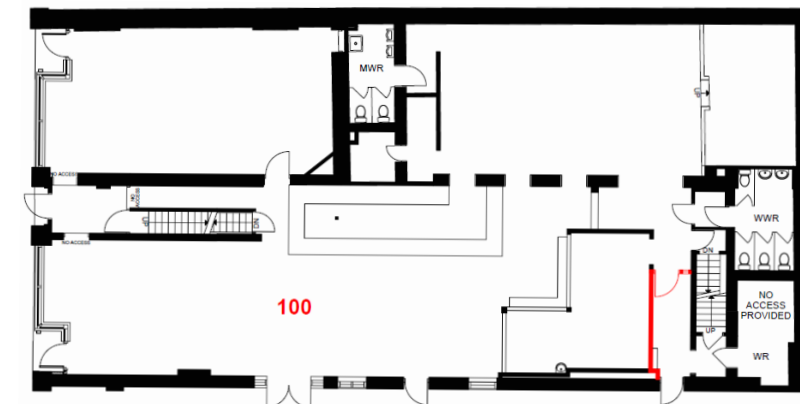


FLOOR PLAN

Basement



Ground Floor



Second Floor



Third Floor





THE HISTORIC DOMINION HOTEL

The Dominion Hotel is one of Toronto's surviving late-19th-century hotel buildings and has long been a landmark at the northwest corner of Queen Street East and Sumach Street in Corktown. Built in 1889 for brewer Robert T. Davies and designed by architect David Roberts Jr., the building originally operated as a prominent neighbourhood hotel associated with the nearby Dominion Brewery. Over time, the structure was altered, including the loss of its original upper-storey roofline and tower, but it remained an important heritage property within the area. In recent years, the building has undergone a substantial restoration and rehabilitation program focused on preserving its heritage character while preparing it for renewed use. The restoration included a redesigned storefront inspired by the original architecture, masonry and stone rehabilitation, repair of decorative cornices and sandstone detailing, and conservation of select historic interior finishes.

Comprehensive Building Upgrades

The building has undergone significant renovations, reflecting a substantial program of capital improvements focused on the front elevation and storefront areas, together with accessibility upgrades, electrical improvements, supporting construction work, and exterior wall restoration. In total, more than \$1,160,000 has been invested in the building upgrades. Major capital improvement categories include:

Front elevation and storefront improvements

- Demolition of existing façade elements, new cladding, base panelling, and replacement or installation of storefront doors and windows.

General construction and contractor soft costs

- Mobilization/demobilization, bonds, and other general construction-related items.

Accessibility and life safety improvements

- Automatic door openers, emergency release hardware, and fire-rated infill at former doorway openings.

Electrical, lighting, and exterior feature improvements

- Electrical connections, exterior lighting, decorative fixtures, heating, and related electrical work.

Concrete, curb, and structural-related work

- Reinforcing steel, dowelling, and structural repair-related items.

Masonry and exterior wall restoration

- Brick replacement, mortar repointing, sandstone repair, banding repair, and replacement of an existing lintel and associated masonry.

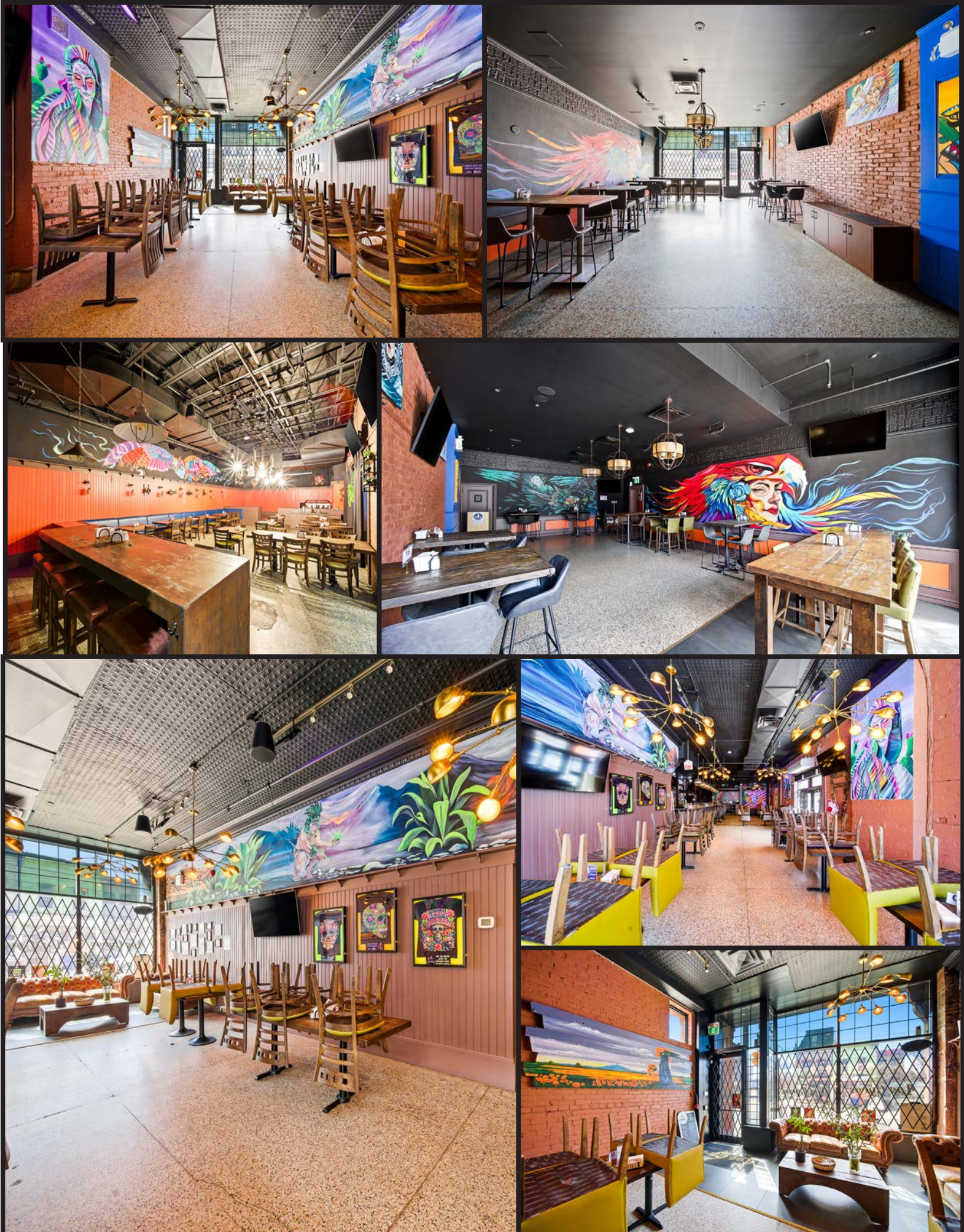


Los Gyros is a growing Toronto-based restaurant concept specializing in authentic Mexican cuisine, recognized for its vibrant dining atmosphere and high-quality, freshly prepared offerings. The brand has established a strong local following, supported by a commitment to traditional flavors, premium ingredients, and a dynamic in-store experience.

The tenant operates multiple locations across Toronto, including its flagship North York site and its recently expanded Queen Street East location, reflecting continued brand growth and market demand. The Queen Street East restaurant delivers a full-service dining experience, complemented by an active bar program, live entertainment, and extended evening hours, positioning it as a destination for both casual dining and social gatherings.

Los Gyros offers a diverse menu featuring traditional Mexican staples such as tacos, fajitas, and shareable platters, catering to a broad customer base with dine-in, takeout, and delivery options. The concept appeals to a wide demographic, benefiting from strong consumer demand for experiential dining and authentic international cuisine within Toronto's urban retail corridors.

With a strong brand identity, proven multi-location presence, and consistent customer reception, Los Gyros represents a stable and expanding food & beverage operator within the Toronto market.



Location Overview



EAST HARBOUR

East Harbour will transform Toronto's east end into a 38-acre mixed-use hub with 10 million sq. ft. of office space, 4,300 homes, and 9 acres of parks. Designed as a live, work, and play community, it will feature retail, entertainment, cultural spaces, and sustainable design along the Don River and Lake Ontario.

At its core, the East Harbour Transit Hub, often called "Union Station to the East," will connect GO lines, the Ontario Line subway, and streetcars, serving more than 100,000 daily riders. With 50,000 new jobs and world-class amenities, East Harbour is one of North America's most ambitious urban revitalizations.



10 million SF office



+ 50,000 new jobs



+ 4,000 residential units



+ 3.5 acres parkland





Corktown

1070

Corktown is one of Toronto's oldest and most character-rich downtown neighbourhoods, offering a highly urban mixed-use environment defined by heritage buildings, growing residential intensification, and close proximity to the Downtown Core, the Distillery

District, St. Lawrence, and the waterfront. The neighbourhood has evolved into an increasingly desirable live-work-play destination, supported by a strong and expanding amenity base that includes restaurants, cafés, everyday services, parks, and cultural destinations, while nearby attractions such as Corktown Common, the Canary District, and the Distillery District further enhance its appeal.

From a transportation perspective, Corktown benefits from strong existing transit connectivity and is positioned to see a major enhancement through significant infrastructure now under development. The area is currently served by key TTC surface routes, including the 501 Queen and 503 Kingston Road streetcars along Queen Street East, the 504 King streetcar along King Street East, and the 65 Parliament bus, providing direct connections through the downtown core and to surrounding east-end neighbourhoods.

Looking ahead, Corktown is set to benefit directly from the future Corktown Station on the Ontario Line, which will introduce rapid transit service into the neighbourhood and provide connections to existing surface routes. More broadly, the neighbourhood is also expected to benefit from its close proximity to the future East Harbour Transit Hub, located just east of the Don River, which will serve as a major regional interchange between the Ontario Line and GO Transit services. According to Metrolinx, East Harbour is expected to become a significant mobility hub serving about 100,000 daily riders, with GO trains potentially arriving as frequently as every five minutes during peak periods. Together, the Ontario Line and East Harbour Transit Hub are expected to materially strengthen both local and regional accessibility, further elevating Corktown as one of downtown Toronto's most connected and strategically positioned urban neighbourhoods.



ONTARIO LINE



The Ontario Line is Toronto's most ambitious transit expansion in decades - a 15.6 km rapid transit line connecting Ontario Place in the west to the Ontario Science Centre in the east. Designed to move 388,000 riders daily, this new subway will drastically reduce travel times, ease congestion on the TTC's Line 1, and create faster, more efficient connections across the city. Fully integrated with GO Transit, TTC subway lines, and streetcars, the Ontario Line is poised to transform how Torontonians commute.

One of the Ontario Line's most significant stops will be the East Harbour Transit Hub, serving as a major interchange between GO services, streetcars, and the new subway. This connectivity will anchor East Harbour as a premier destination and unlock tremendous development potential along its route. With completion targeted in the early 2030s, the Ontario Line represents the future of transit, linking communities, supporting growth, and driving Toronto's next wave of urban development.



SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 500 Queen Street East, Toronto, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers will be reviewed on an as received basis.

ASKING PRICE

The Property is offered for sale at a price of \$4,995,000.

DISCLAIMER

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INDEMNIFICATION

In exchange for good and valuable consideration provided by the Vendor and the Advisor, including without limitation, the delivery of this brochure, the receipt and sufficiency of which is hereby acknowledged by the prospective purchasers, prospective purchasers hereby agree to indemnify the Vendor and the Advisor, and their affiliates against any compensation, liability or expense (including attorneys’ fees), arising from claims by any other party the purchaser had dealings with (excluding the Advisor) in connection with the sale of the Property, or in connection with a breach by the prospective purchaser of its obligations as described herein. In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor.

SUBMISSIONS

Offers are to be submitted to the listing team at:

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