



THE GREAT HALL
EST. 1889

1087 - 1089
QUEEN STREET WEST



For Sale

LANDMARK INVESTMENT OPPORTUNITY

Executive Summary

1087-1089 Queen Street West, Toronto known as “The Great Hall” (or the “Property”), represents a rare opportunity to acquire a fully leased heritage investment property at a prominent Downtown Toronto intersection in the heart of West Queen West. Originally constructed for Toronto’s first YMCA, the building was designed by the architectural firm Gordon & Helliwell, which is well known for its churches and institutional buildings across Southern Ontario. Today, the Property is occupied by the iconic Great Hall event venues, Gloria at the Great Hall, and various office users.

The Great Hall combines historic architectural character with modern building functionality. An extensive restoration carefully reinstated many of the building’s original elements, with attention given to details including the brick and Port Credit sandstone façade, 19th-century radiators, and original window mullions. The result is a well-preserved heritage property that maintains its historic character while supporting a range of contemporary commercial uses.

A defining feature of the building is its broad wooden staircase, which is adorned with hand-carved, gilded ornaments. Other notable design elements include the original coffered hallway ceiling, crystal chandeliers, and restored heritage finishes throughout. These features are complemented by modern improvements, including upgraded washrooms serving each venue.

The site is improved with a four-storey plus lower-level heritage mixed-use commercial building. The building is configured with restaurant space on the main floor, event venue space on the lower level, main floor, second floor and third floor, and office space on the fourth floor.

The building contains a total gross floor area of 32,598 square feet and a total net rentable area of 29,115 square feet, with measurements prepared in accordance with the 2010 BOMA Standard for Retail Buildings.

The Property offers an established urban retail and event environment suitable for a range of uses, with potential for further value creation through future assemblage or moderate redevelopment of the existing site. The Property benefits from 50 feet of frontage on Queen Street West and ceiling heights of over 30 feet.

The Vendor currently leases Units 400, 402 and 408 at above-market rents, with the existing lease expiring on December 31, 2027. Upon closing, the Vendor will enter into a new three-year lease at \$30.00 per square foot net, covering both the currently occupied units and the remaining vacant office units, being Units 405, 407, 409 and 410. C&W’s cash flow projection reflects this revised lease structure and terms.

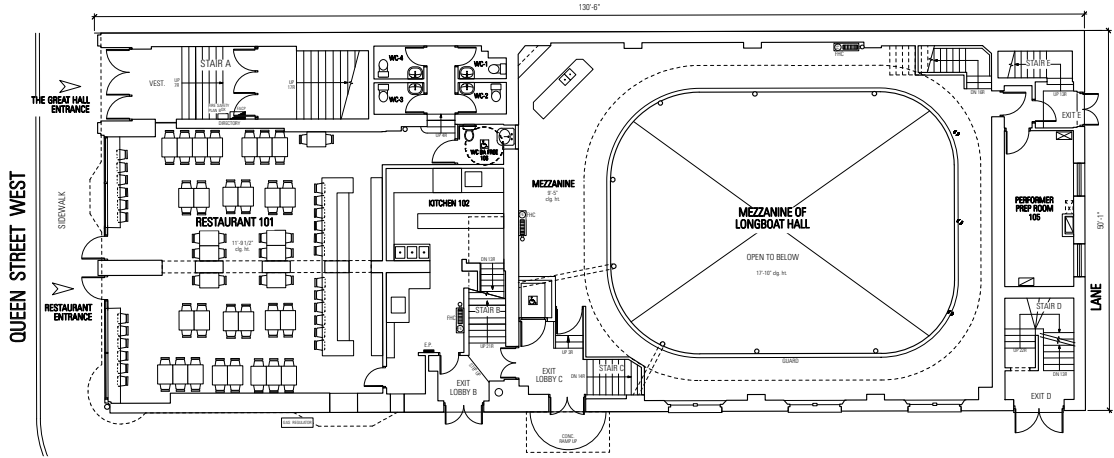


Property Overview

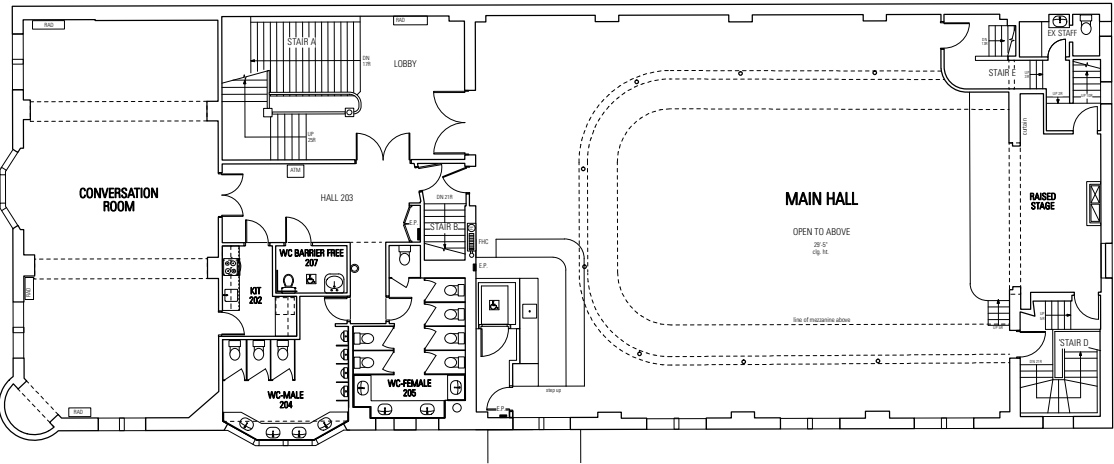
Property Details

LEGAL DESCRIPTION	PT BLK G PL 878 TORONTO AS IN CA318940; TORONTO , CITY OF TORONTO
PIN	212980229
ZONING	MCR T3.0 (C1.0; R2.5)
LAND AREA	6,534 Square Feet
FRONTAGE	50 Feet
DEPTH	130 Feet
BUILDING SIZE	32,598 GFA (BOMA 2010)
CURRENT USE	Restaurant, Event Venue & Office
PARKING	None
TAXES	\$25,129.25 (Final 2026)
PROJECTED YEAR 1 NOI	\$957,299 (y/e Aug. 31, 2027)
ASKING PRICE	\$16,900,000

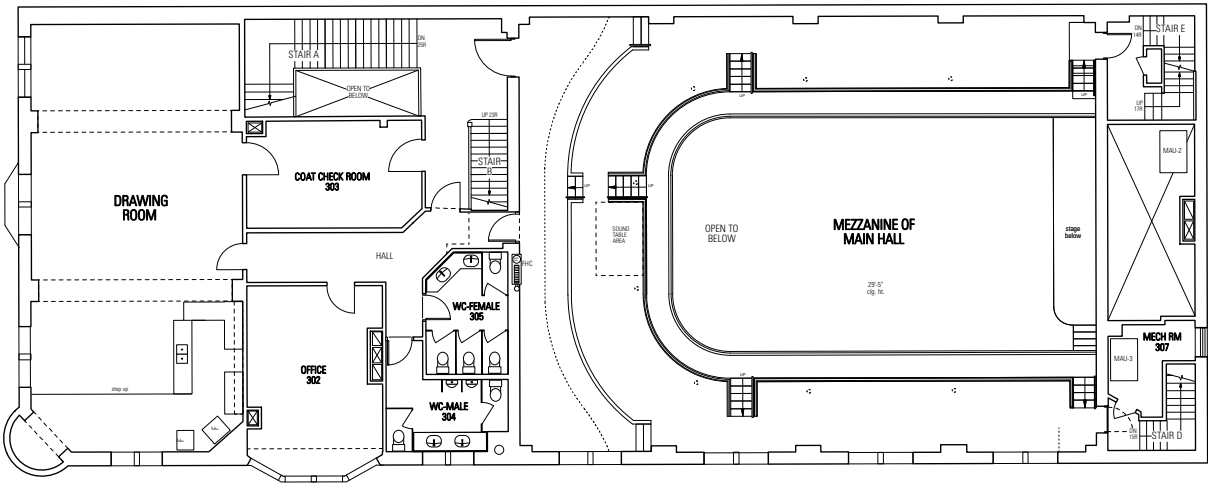
MAIN HALL FLOOR



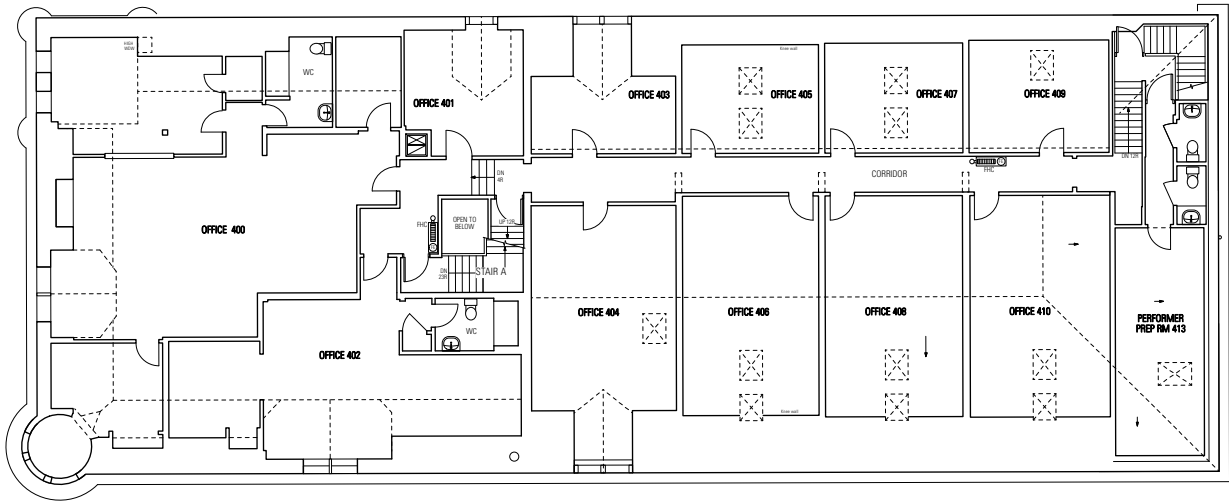
2ND FLOOR



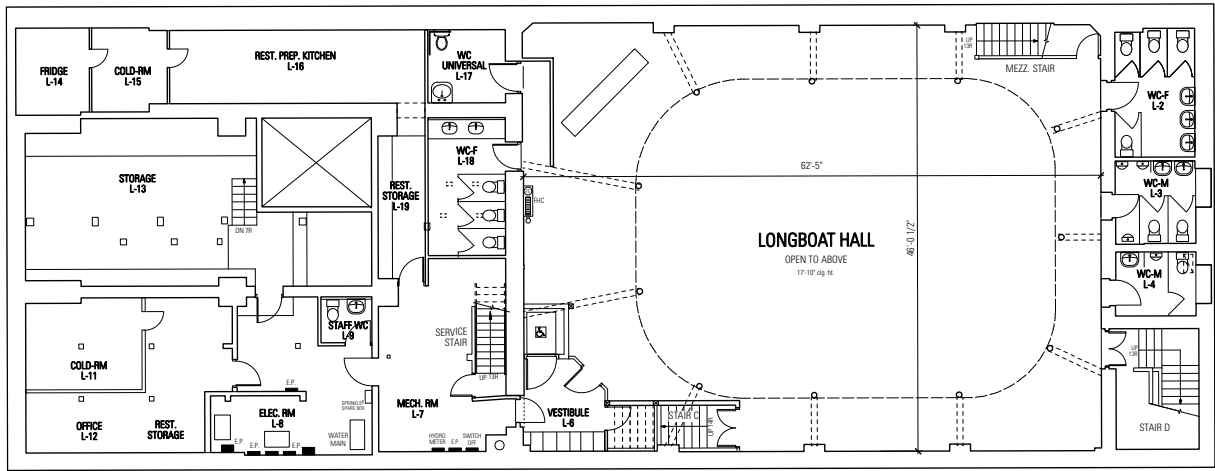
3RD FLOOR



4TH FLOOR



LOWER LEVEL



Location Overview

501 STREETCAR

- Steps away from the Property providing direct east-west service
- Frequent all-day service
- Direct access to major destinations and transit hubs

KING-LIBERTY BRIDGE

- 350 metres south of the Property
- Opened in April 2021
- Direct connections from Liberty Village to West Queen West

ONTARIO LINE

- The future Ontario Line will provide additional connectivity to the rest of Toronto, linking Exhibition Place, downtown, the east end and the Eglinton Crosstown LRT
- Chinatown Station at Queen Street West and Spadina Avenue will also improve higher-order transit access along the broader Queen West corridor
- The Ontario Line is currently under construction and completion is estimated for the early 2030's



8 minute streetcar ride to Osgoode Subway Station on the Yonge-University Subway Line

13 minute bus ride to Ossington Subway Station on the Yonge-Bloor Subway Line



8 minute drive to Gardiner Expressway
15 minute drive to Union Station



1 minute walk to 501 Queen West Streetcar at Queen St West and Dovercourt
15 minute walk to Trinity Bellwoods Park



Offering Process

Submission Guidelines

Cushman & Wakefield ULC has been retained by HHH Properties Inc. (the “Vendor”) as exclusive advisor (the “Advisor”) to seek proposals for the disposition of 1087-1089 Queen Street West, Toronto Ontario. Submission of offers will be reviewed by the Vendor on an as-received basis.

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Price

The Property is being offered for sale with a price of \$16,900,000.

Submissions

Offers are to be submitted to the Advisor at:

Jeff Lever, Dan Rogers, Reilly Hayhurst & Mike Murray
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
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*Broker **Sales Representative