



FOR LEASE

842 King Street W

Toronto, ON

-/+ 1,072 SF | RETAIL



PROPERTY OVERVIEW

Size

Ground Floor	1,072 SF
Lower Level	754 SF
Total Above Grade	1072 SF
TOTAL	1,826 SF

Net Rent \$45.00 PSF
(ground floor)

Additional Rent \$10.00 PSF
(est. 2026)
(plus hydro and gas)

Term 3–5 years

Possession July 1, 2026

842 King Street West offers a rare ground floor retail opportunity on the south side of King Street West, just west of Bathurst. The space features prominent King Street frontage, a character brick façade, and exceptional south-facing natural light — with a rear patio, lower level storage, and on-site parking that give it practical depth beyond the street presence.

Located directly opposite Stanley Park and surrounded by some of the corridor's strongest operators, this is a space for a tenant that wants visibility, character, and a neighbourhood working in their favour.

HIGHLIGHTS

Prime King West Frontage

Generous south-facing windows, abundant natural light, and a character brick façade on one of Toronto's most active retail corridors. The ground floor offers one large open room with a kitchen, washroom, office, and direct access to a rear patio — a clean, flexible layout ready for the right operator.

Walkable & Well-Connected

The King streetcar stops directly in front — 84,000 daily riders — with high and growing residential density from Liberty Village and the Fashion District feeding the immediate catchment. Strong neighbouring operators line the corridor, anchoring the area as a destination and supporting sustained foot traffic at street level.

Stanley Park Spillover

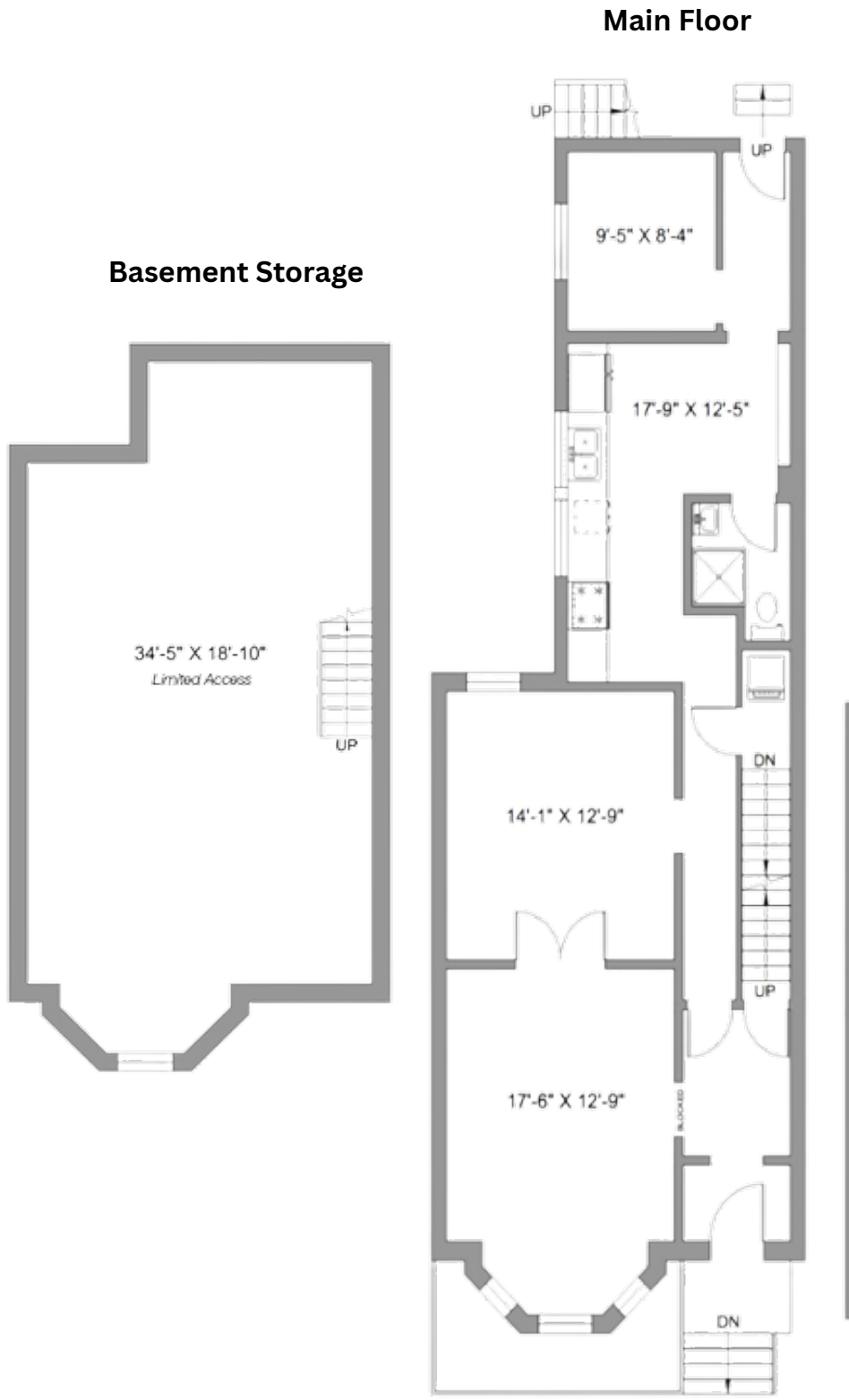
The space looks directly onto Stanley Park, one of Toronto's busiest neighbourhood parks. The park drives consistent foot traffic year-round and creates an exceptional setting for any food, beverage, or lifestyle concept that benefits from visibility and an active, community-oriented clientele.

Rear Patio & On-site Parking

A rear patio with genuine commercial potential adds valuable outdoor capacity for the right operator. On-site parking rounds out a package that is hard to replicate at this price point on King West.

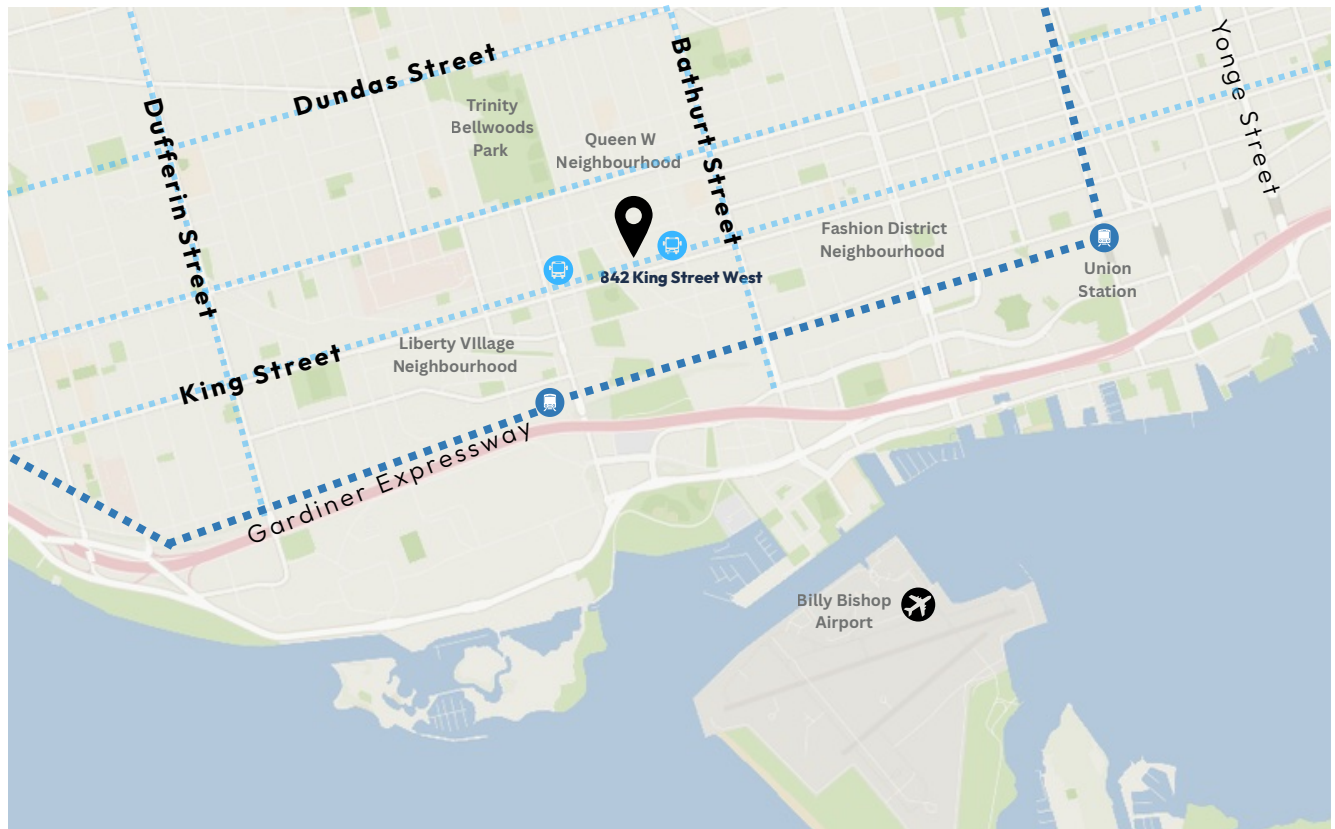


FLOOR PLANS





LOCATION



Transit

-  Go stations
-  Bus stations (closest)
-  GoTrain route
-  Streetcar route

Travel Times*

-  10 mins to Billy Bishop Airport
-  1 mins to nearest bus stop
-  15mins to Union Station

*by Car, approximate

Map



King West corridor

848 King Street West sits on the south side of King Street, just west of Bathurst, in the stretch of King West that connects Liberty Village to the Fashion District. It is one of the most active and recognizable blocks on the corridor — well-established as a destination for food, beverage, fitness, and lifestyle retail.

Transit & connectivity

The King streetcar stops directly in front of the property, carrying an average of 84,000 passengers daily and connecting east to downtown and Union Station and west through Parkdale and beyond. The Gardiner Expressway is minutes away by car, and the surrounding street grid provides straightforward access across the city.

NEIGHBOURHOOD & AMENITIES

King Street West between Bathurst and Strachan is one of Toronto's most enduring retail corridors — dense, walkable, and anchored by a young professional demographic with strong spending power. The continued residential growth of Liberty Village and the Fashion District feeds consistent foot traffic, while Stanley Park directly opposite serves as a year-round community gathering point. The result is a street-level environment that sustains commercial activity across every category.

Parks & Public Space

- 01 · Stanley Park
- 02 · Trinity Bellwoods
- 03 · The Bentway
- 04 · STAKT Market

Coffee & Cafés

- 05 · Fungo Cafe
- 06 · Shy Coffee Co.
- 07 · Tim Hortons

Restaurants & Dining

- 08 · Oretta King West
- 09 · Añejo Restaurant
- 10 · Cibo Wine Bar

Fitness & Wellness

- 11 · Studio Lagree
- 12 · Solis Movement

Retail

- 13 · Winners
- 14 · Canadian Tire
- 15 · Warby Parker
- 16 · Heel Boy

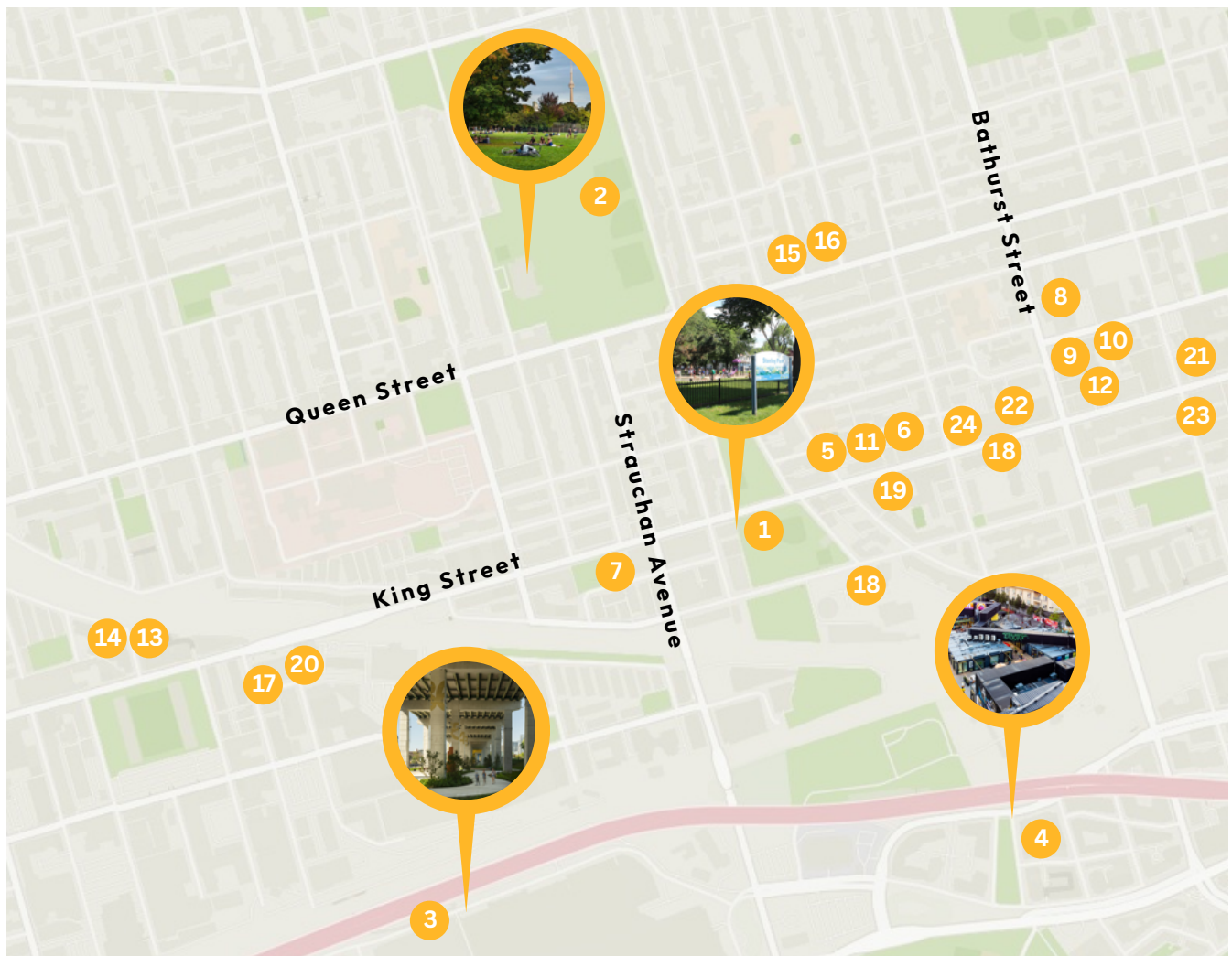
Grocery & Provisions

- 17 · Metro
- 18 · The Kitchen Table
- 19 · Shoppers Drug Mart
- 20 · LCBO

Banking

- 21 · TD Bank
- 22 · Scotiabank
- 23 · RBC Royal Bank
- 24 · The UPS Store

Neighbourhood Map





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*Sales Representative. Aura Partners Inc., Brokerage