

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	Immediately

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.

Stanley Park Spillover

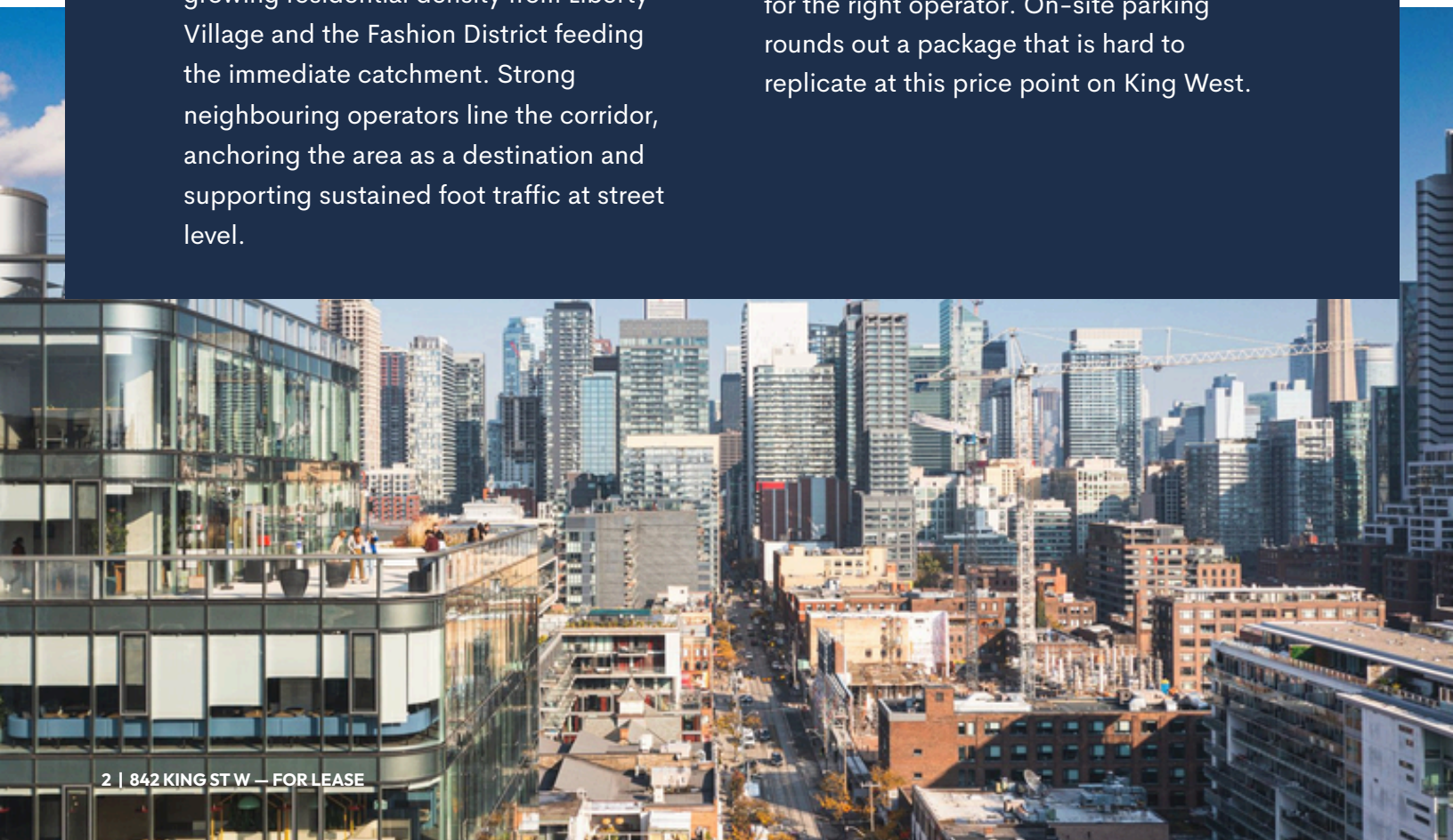
The space looks directly onto Stanley Park, one of Toronto's busiest neighbourhood parks. The park drives consistent foot traffic year-round and creates an exceptional setting for any food, beverage, or lifestyle concept that benefits from visibility and an active, community-oriented clientele.

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.

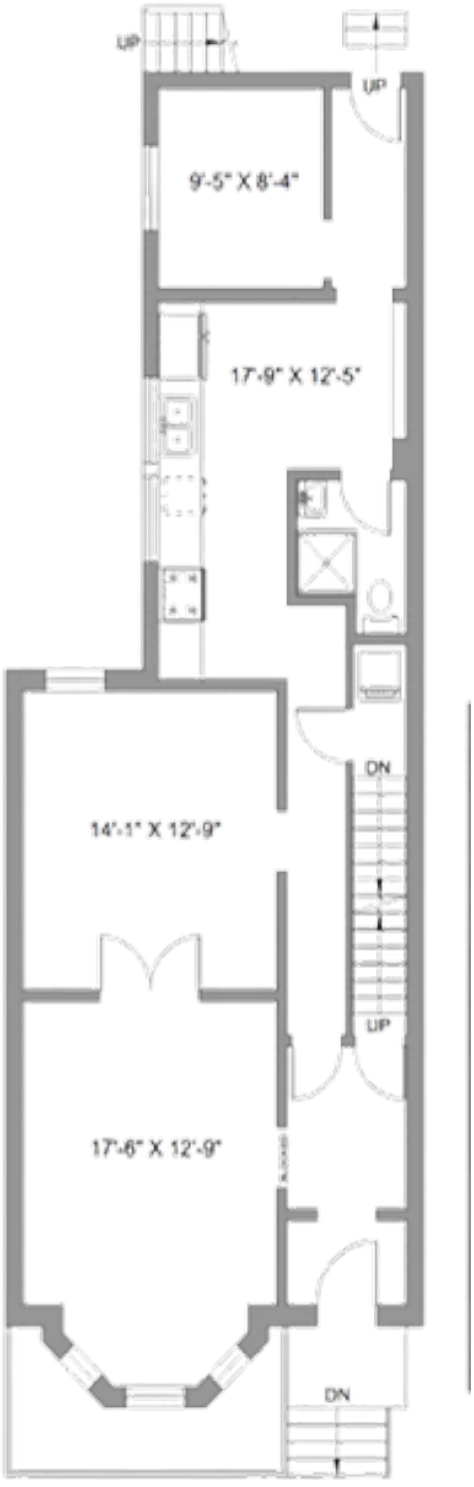
Rear Patio & On-site Parking

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

Main Floor



Basement Storage




FOR
LEASE
416 969 4800









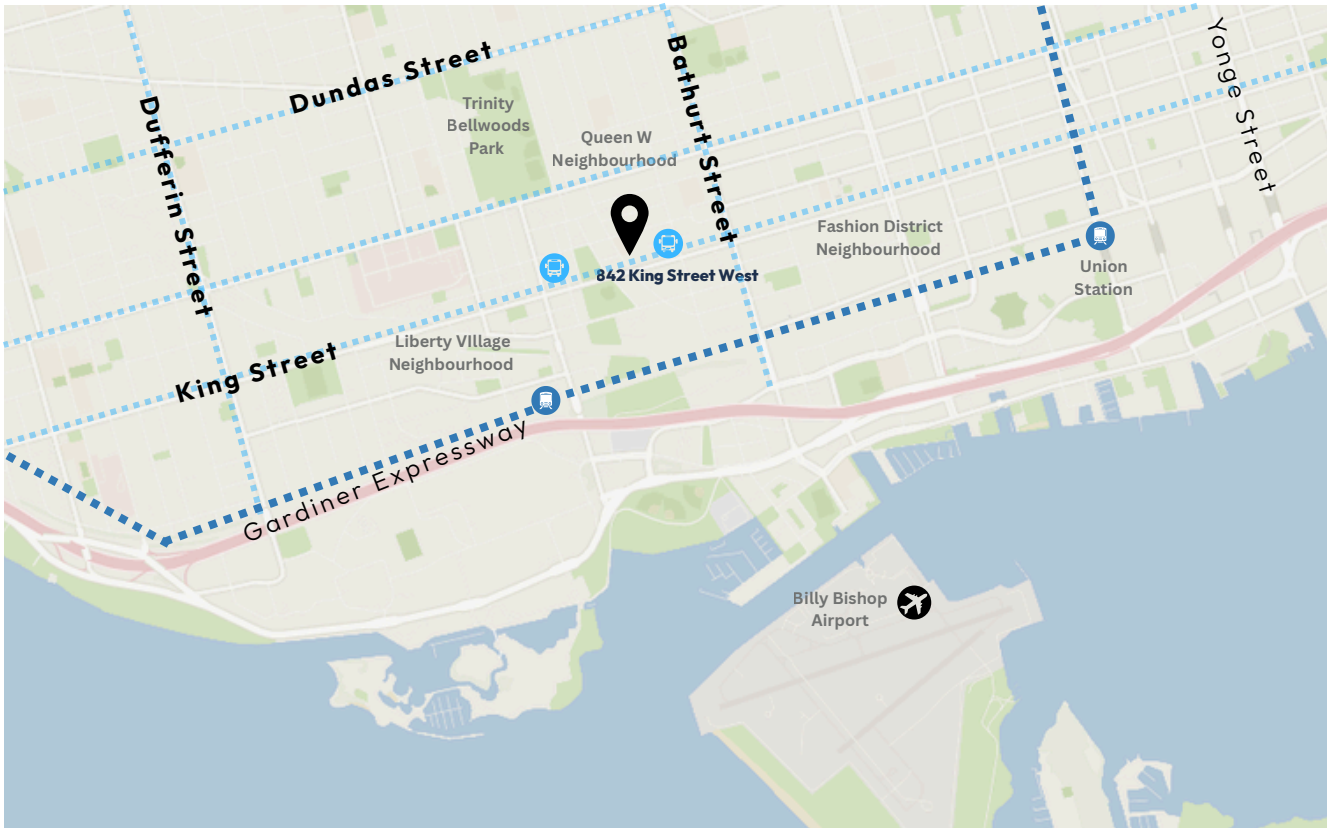








LOCATION



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

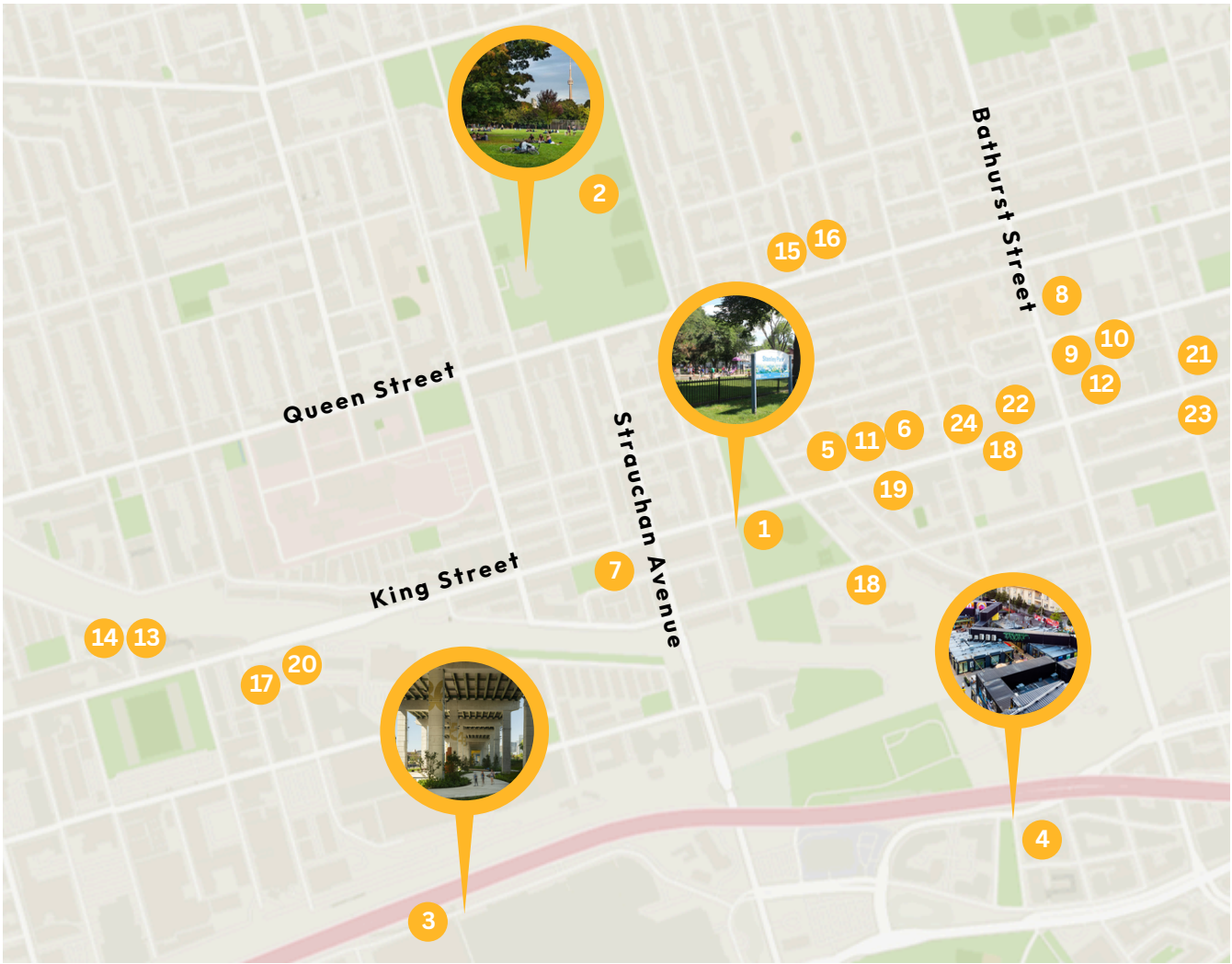
Fitness & Wellness
11 · Studio Lagree
12 · Solis Movement

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

Neighbouhood Map



Fraser McKay
Broker of Record
416 300 4504
fraser@aurapartners.ca*

Aurapartners.ca
Flatiron Building
49 Wellington Street East
Toronto, ON

This document has been prepared for information purposes only. The information contained herein has been obtained from sources believed to be reliable but has not been independently verified, and no representation or warranty, express or implied, is made as to its accuracy or completeness. Prospective purchasers are advised to conduct their own due diligence and to seek independent legal, financial, and planning advice. Floor areas, dimensions, and other measurements are approximate. The Vendor and Advisor reserve the right to withdraw the property from the market, reject any offer, or terminate discussions at any time without notice.
*Sales Representative. Aura Partners Inc., Brokerage