

For Sale:

1105 Queen Street E

Toronto, ON

Price Reduced



Lennard:

Lennard Commercial Realty
201-60 Columbia Way, Markham

lennard.com


Executive Summary

 Building Size
2,548 SF

 Lot Size
1,655 SF

 Zoning
CR - Commercial
Residential Zone

 Frontage
19.17 ft

 Asking Price
\$1,999,888
\$1,850,000

 Listing Agents
Yash Kumar*
Executive Vice President
905.917.2031
yash@lennard.com

Sasha Ischenko*
Vice President
905.917.2032
sasha@lennard.com

*Sales Representative

Price Reduced



Property Highlights

- Fantastic mixed-use user/investor opportunity in the heart of Leslieville
- Spacious second and third floor apartments comprised of 3 bedrooms and 2 bedrooms, respectively, with a private patio on the third floor
- Apartments are tenanted with the option of vacant possession on closing
- Property benefits from excellent visibility with tremendous pedestrian and vehicular traffic along Queen St E
- TTC Queen streetcar stops right in front of the property
- Surrounded by an eclectic mix of national and local retailers and businesses
- Private parking at rear for up to 4 vehicles
- Leslieville is a trendy and bustling family friendly community which offers any end user a terrific demographic and location to open a business

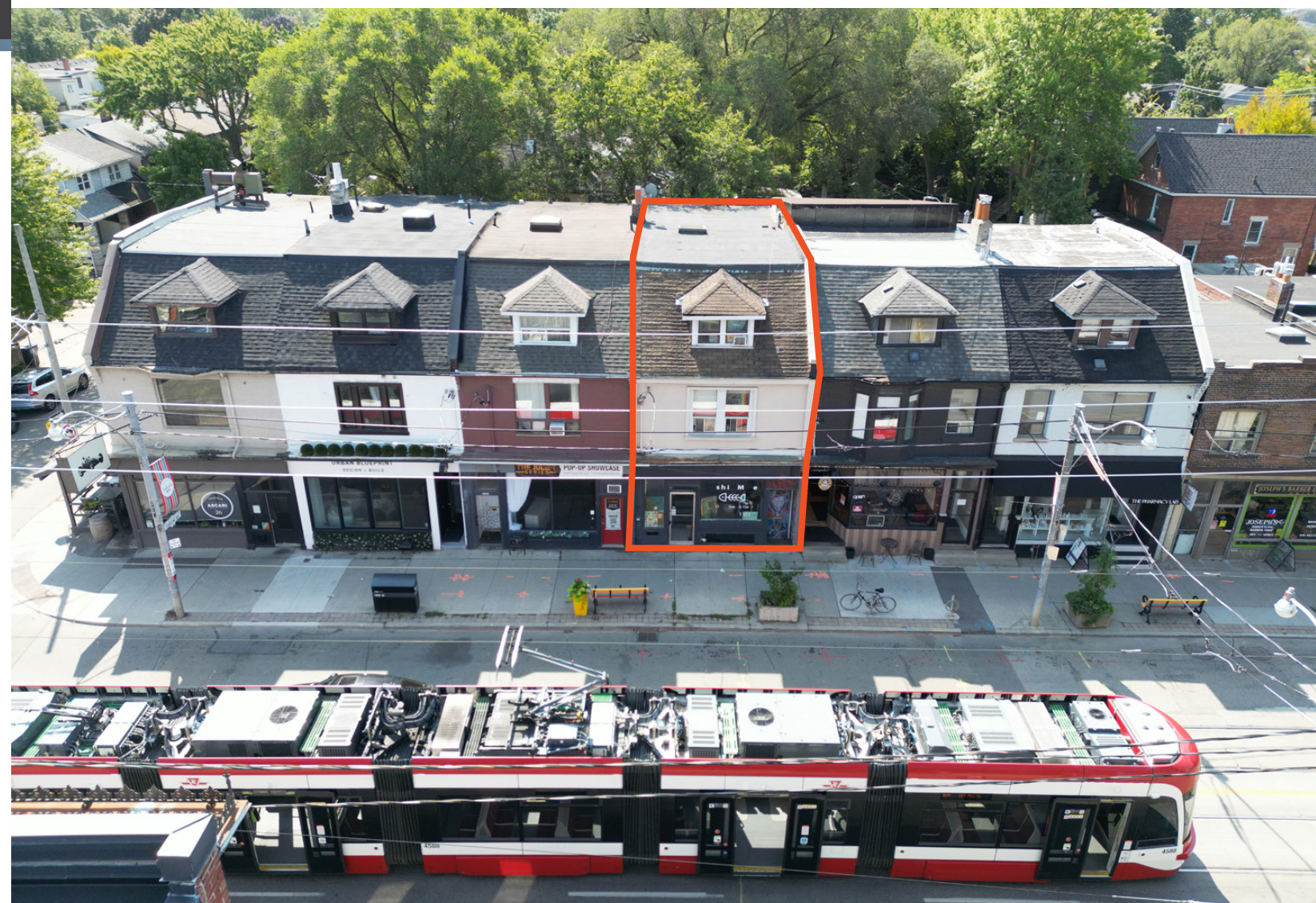
Demographics for 3 km

 Population: 155,387

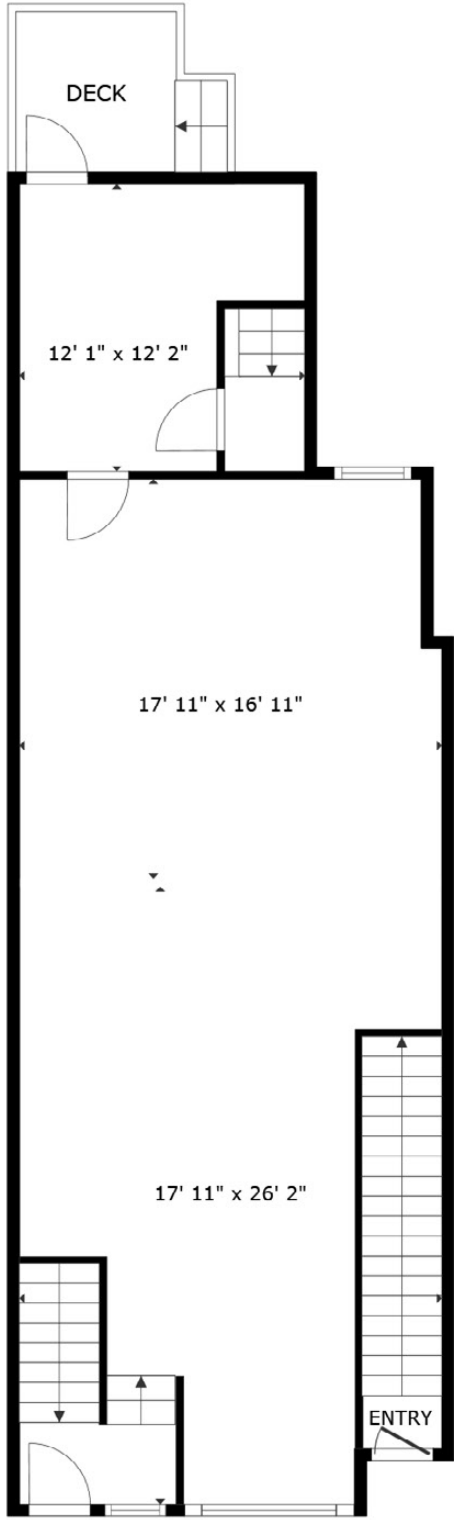
 Household Income: \$93,091

 Vehicles per Day: 22,142

[Click Here for Virtual Tour](#)

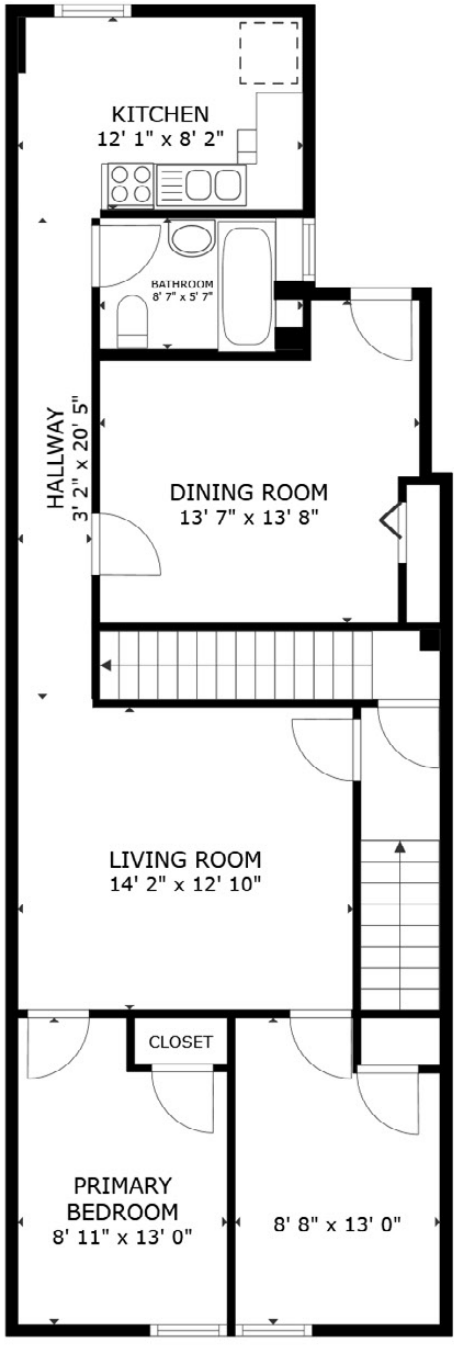


Floor Plans



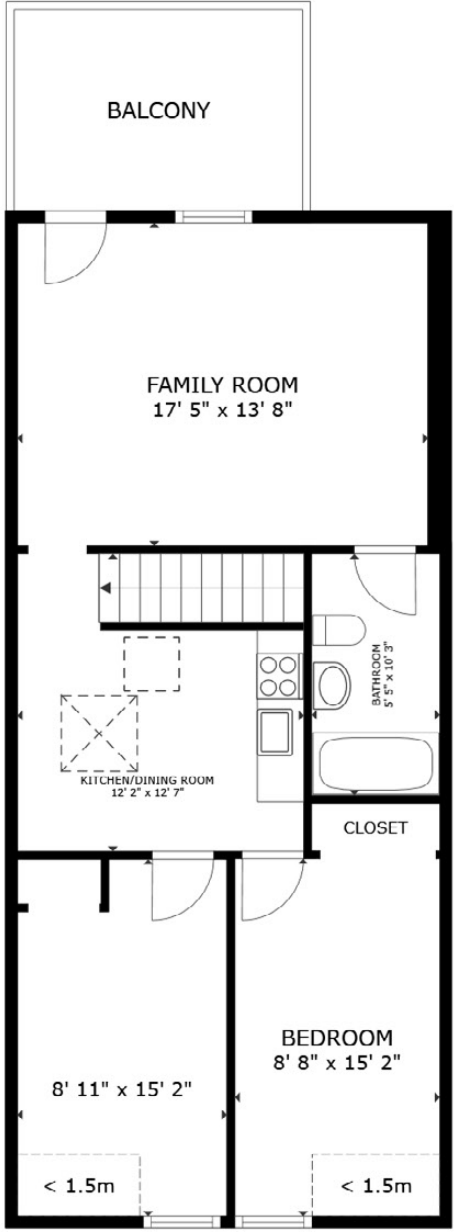
FLOOR 1

914 SF



FLOOR 2

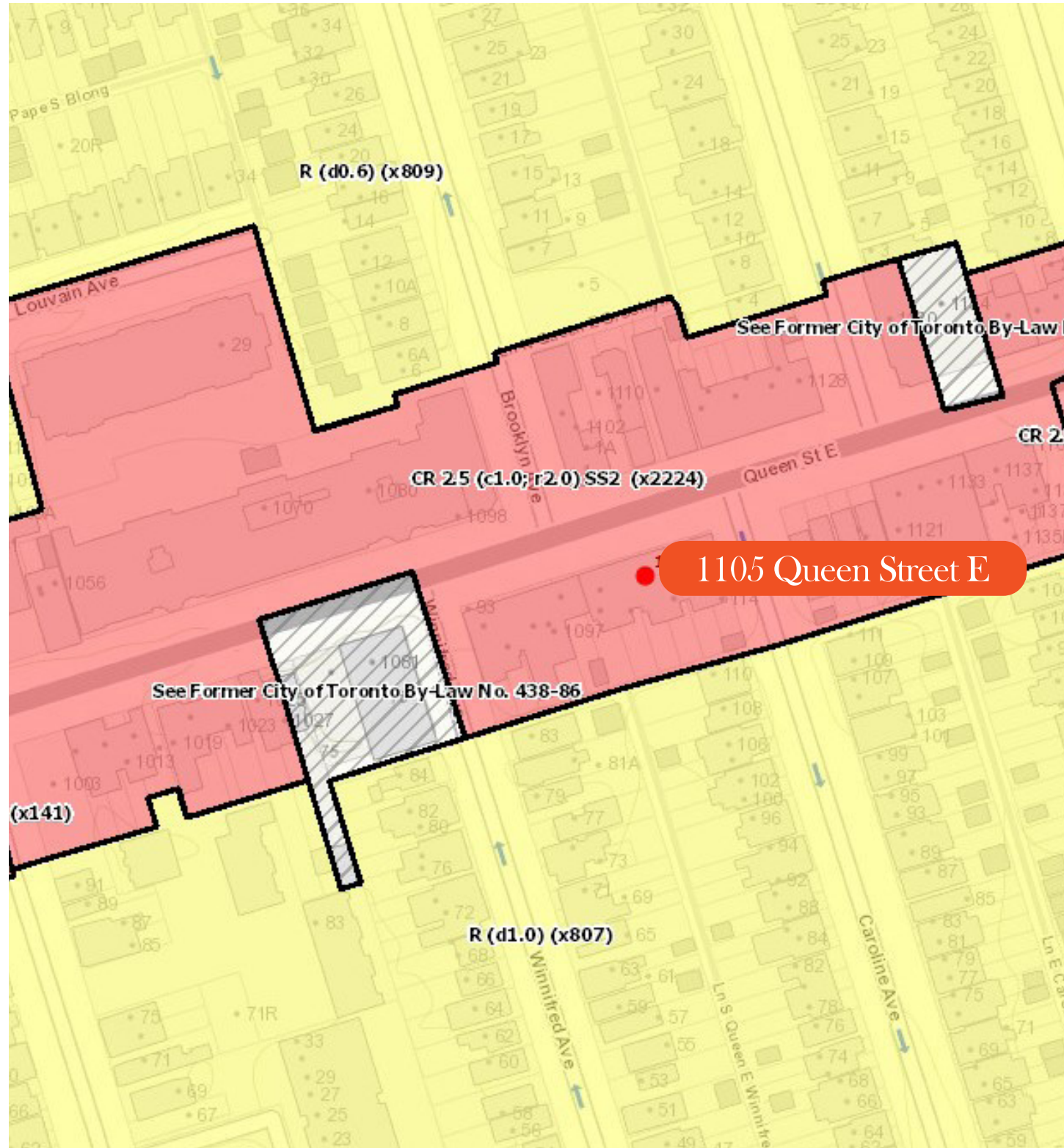
916 SF



FLOOR 3

719 SF + 104 SF Balcony

Zoning



CR - Commercial Residential Zone

Permitted Uses:

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development and

Processing

- Veterinary Hospital
- Wellness Centre
- Dwelling Unit in a permitted building type in Clause 40.10.20.40
- Hospice Care Home
- Municipal Shelter
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence

Permitted Uses with conditions:

- Amusement Arcade
- Cabaret
- Club
- Cogeneration Energy
- (Custom Workshop
- Day Nursery
- Drive Through Facility
- Eating Establishment
- Entertainment Place of Assembly

- Funeral Home
- Hotel
- Laboratory
- Nightclub
- Outdoor Patio
- Outdoor Sales or Display
- Place of Assembly
- Place of Worship
- Private School
- Public Parking
- Public School
- Public Utility
- Recreation Use
- Renewable Energy
- Retail Service
- Retail Store
- Service Shop
- Sports Place of Assembly
- Take-out Eating Establishment
- Transportation Use
- Vehicle Dealership
- Vehicle Fuel Station
- Vehicle Service Shop
- Vehicle Washing Establishment



1105 Queen Street E

Queen Street E

Area Overview



Downtown Toronto

1105 Queen Street E

TORONTO OPERETTA THEATRE
AGW
QUEEN BOOKS
value village
TOT
wei bar
EAT
BKK
Good NEIGHBOUR
Starbucks
Q
TD
RND
SHOPPERS DRUG MART
freshii
LA CERVECERIA
vegan
mini mioche
petvalu
your pet - your store

LA PAELLA
DUNKIN' DONUTS
ROBETTES BELL
Domino's
CROWDED HOUSE MEDITERRANEAN
GOODS & PROVISIONS
wine rack
Samaira's
PASAJ

LESLIEVILLE MEAT MARKET
ALLWOOD MARKET & CAFE
KIBO
NODO
BellyBuster
betty's east
RADICAL ROAD BREWING CO.
DESCENDANT
YAYA GREEK BISTRO

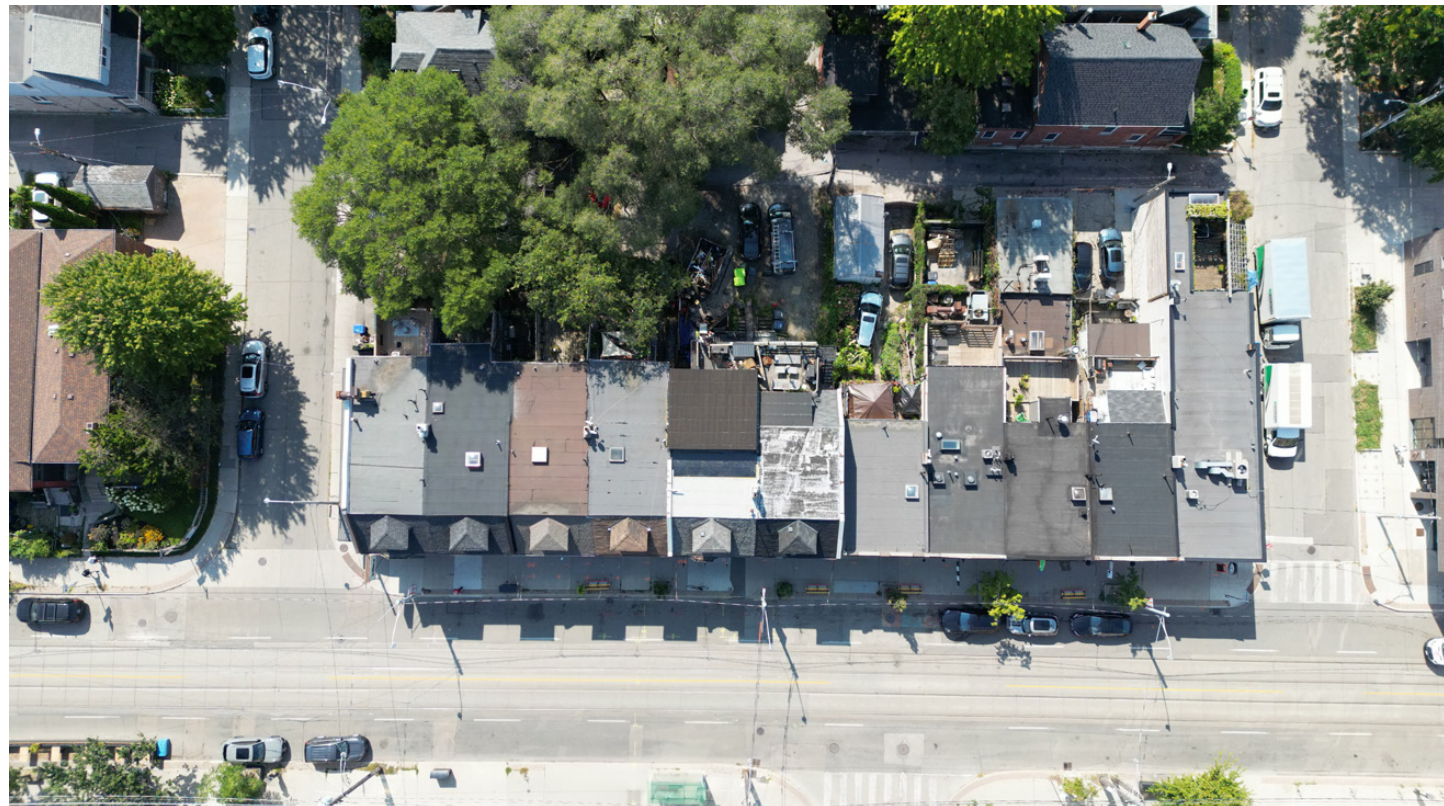
HISTORY
CINEPLEX
LCBO

Loblaws
DOLLARAMA
Tim Hortons
Wendys

DOLLARAMA
LCBO
BMO
Kismet
ELBERS
RALPH THORNTON COMMUNITY CENTRE
Freedom mobile
ISAAN DER

CANADIAN TIRE
TD
FARM BOY
The BRICK
LCBO
Mark's FRESH CO
Lowering food prices

Exterior Photos



Interior Photos





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Lennard Commercial Realty

201-60 Columbia Way

Markham, ON L3R 0C9

905.752.2220

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Lennard:

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