

Lennard:

2423

QUEEN

Street East

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Property Highlights

- Prime Location in The Beaches
- Steps to Queen Street Car
- Ample local amenities nearby
- Newly renovated building with built classrooms
- Ideal for schools, education, or Montessori uses

Size

[See floor plan](#)

Gross Rent

[Contact Listing Agent](#)

Availability

[Immediately](#)

Listing Agents

Dillon Stanway

AVP, Broker
416.649.5904
dstanway@lennard.com

William J. Dempsey**, SIOR

Partner
416.649.5940
wdempsey@lennard.com

Chris Marit*

Vice President
416.649.5941
cmarit@lennard.com

*Sales Representative **Broker





5KM Radius

Local Demographic Highlights

Total Households

93,319

Total Population

228,049

Median Age

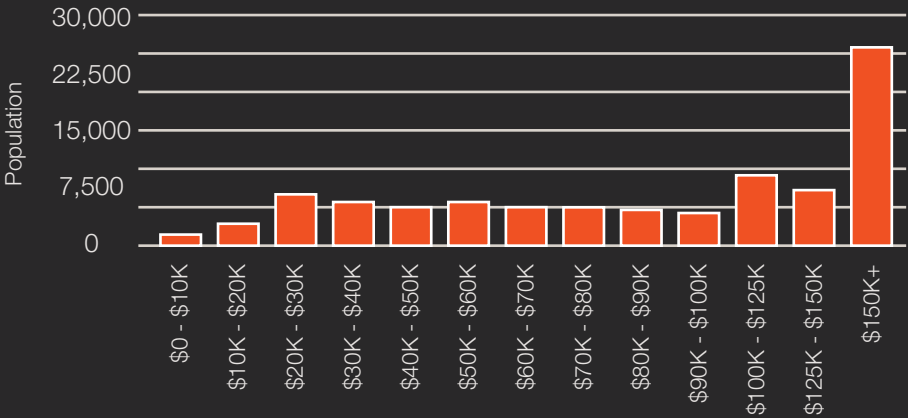
42

Education

93%

Median Household Income

\$95,498



2423

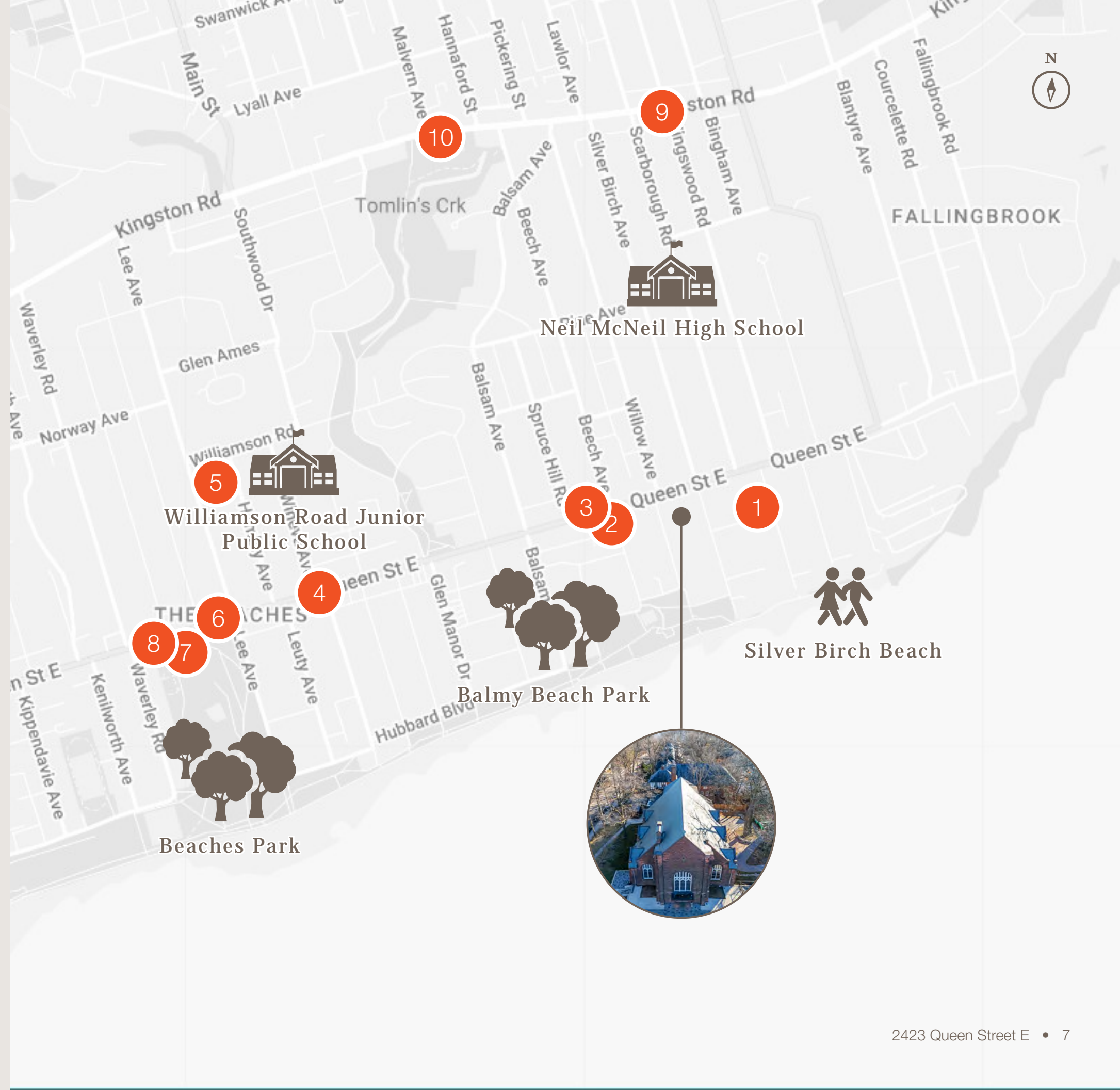
QUEEN

Street East

Amenities

Amenities

- 1 ViVetha Bistro
- 2 Outrigger
- 3 Kyouka Ramen
- 4 Beach United Church
- 5 Beaches Recreation Centre
- 6 Hero Certified Burgers
- 7 Sunset Grill
- 8 Tim Hortons
- 9 The Green Dragon Pub
- 10 The Beech Tree



Zoning

MCR T2.0 C0.5 R2.0

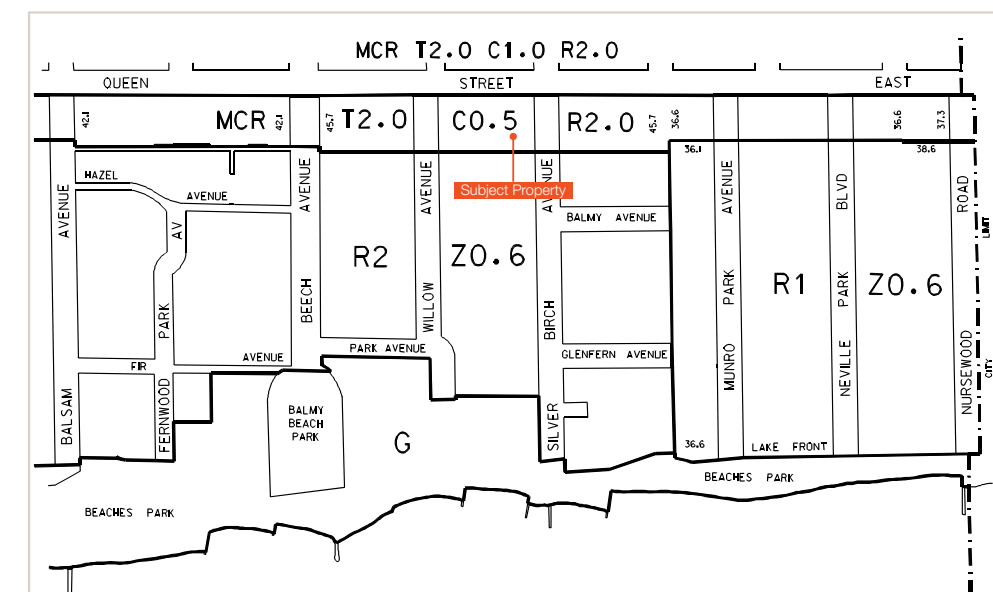
Residential Permitted Use

- Apartment building
- Artist live/work studio
- Converted house
- Detached house
- Duplex
- Dwelling units in a building - one or more
- Live-work unit (1994-0532)
- Row house
- Rowplex
- Semi-detached duplex
- Semi-detached house
- Semi-detached triplex
- Senior citizens' housing
- Triplex
- Crisis care facility
- Dwelling rooms in a building - one or more
- Home for the aged
- Hostel
- Monastery, nunnery or religious retreat
- Nursing home, convalescent home or rest home Residence owned and controlled by Y.M.C.A.
- Y.W.C.A., Or jewish community
- centre, and a Residence affiliated with a hospital or university to house patients, students or employees or
- Public hospital
- Residential care facility
- Rooming house
- Tourist or guest home
- University residence
- Parking area (1994-0532)
- Parking garage
- Parking stacker (1994-0178)
- Parking station
- Private garage

Non-Residential Permitted Use

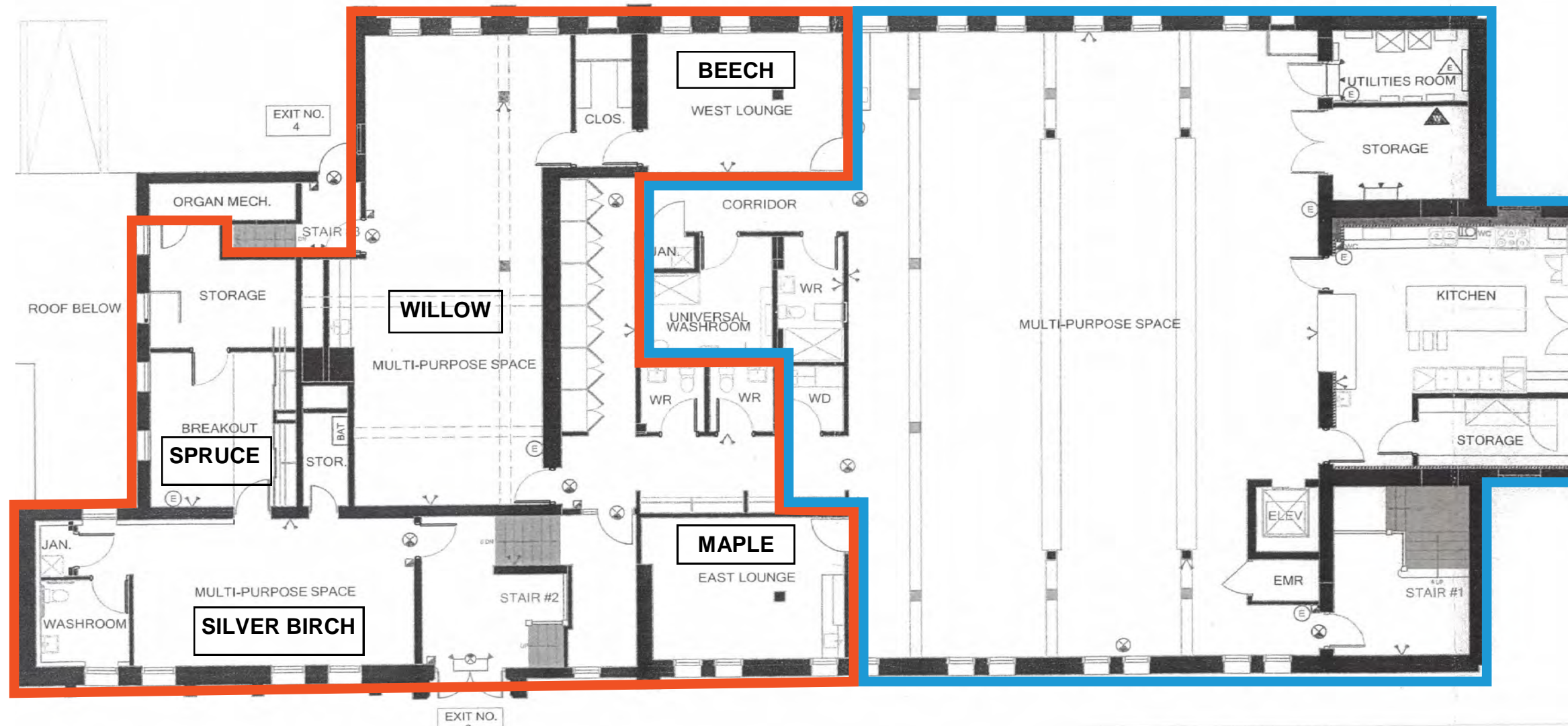
- premises of a charitable institution
- non-profit institution or other
- community or social agency
- public art gallery
- public library
- public museum
- public or separate elementary school
- Y.M.C.A., Y.W.C.A., Y.M.H.A., Y.W.H.A. (1997-0422)
- college or university, Royal Conservatory of Music
- and any use that is naturally and normally incidental or subordinate and devoted to the principal use of the institution (1994-0532)
- clinic, treatment or research centre or hospital for the observation and treatment of and for consultation with alcoholics and addicts
- post office
- premises of a charitable institution or non-profit institution
- private academic, philanthropic or religious school
- private hospital
- psychiatric hospital
- public hospital
- seminary or religious mission
- union hall
- vocational school
- auctioneer's premises
- bake-shop (1997-0422) (1997-0595)
- branch of a bank or financial institution
- brew-on-premises establishment
- caterer's shop (1997-0595)
- courier service
- dry-cleaner's distributing station
- dry-cleaning shop

- duplicating shop
- laundry shop
- pawnbroker's shop
- personal grooming establishment
- pet shop
- private art gallery
- restaurant (1996-0028)
- retail store
- service, rental or repair shop
- showroom
- tailoring shop
- take-out restaurant
- artist's or photographer's studio
- communications and broadcasting establishment
- custom workshop
- data processing establishment
- industrial computer service
- laboratory, class A
- printing plant
- publisher
- research and development institute
- software design and development establishment (1994-0653)
- office
- automobile service and repair shop (1997-0280)
- automobile service station (1997-0280)
- car washing establishment
- commercial parking lot
- motor vehicle repair shop, class A (1997-0280)
- parking area (1994-0532)
- parking garage
- parking stacker (1994-0178)
- parking station
- private garage
- sales or hire garage
- taxicab stand or station (445-88)
- cold storage locker plant
- animal hospital
- commercial bakery
- commercial school
- hotel
- massage establishment
- newspaper plant
- public transit
- trade school
- undertaker's establishment



Floor Plans

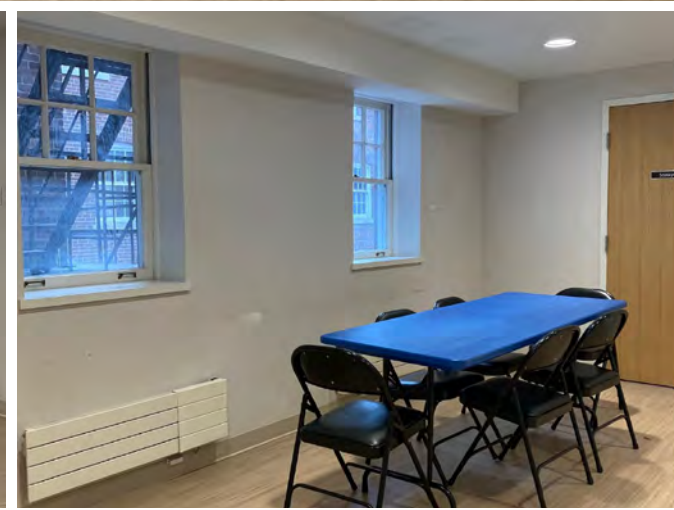
Basement



- Exclusive Use (Approx. 3,285 SF)
- Shared with Church (Approx. 4,305 SF)







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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.