



For Sale: Investment

# 781 Queen Street E, Toronto

Street-Front Retail & Residential Investment Opportunity

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# 781 Queen Street E



Street-front retail and residential investment opportunity on Queen Street E, in the heart of Riverside.



Building Area

Ground Floor: 1,738 SF

Second Floor: 1,024 SF

Third Floor: 1,024 SF

Basement: 1,024 SF

Total: 4,810 SF



Sale Price

\$2,795,000

Taxes (2024)

\$16,058.53



Availability

Immediate



Lot Size

1,775 SF

Frontage      Depth

17.75 ft    100.00 ft



Legal Description

PT E1/2 LT 14 CON  
BROKEN FRONT TWP OF  
YORK AS IN CT815947  
EXCEPT THE EASEMENT  
THEREIN; CITY OF  
TORONTO



Zoning

CR 2.5

## Property Highlights

- Directly serviced by streetcar along Queen Street E & proximity to Broadview Subway Station
- Easy access to the Don Valley Parkway, Gardiner Expressway and Lakeshore Boulevard
- Abundant restaurant and retail amenities within Riverside and the neighbouring areas of Leslieville and Toronto's Old Town
- Vibrant and distinctive neighbourhood with significant redevelopment in the area including Riverside Square, & East Harbour
- Planned Riverside-Leslieville transit station at the northeast corner of Queen Street E and DeGrassi Street
- Capital improvements include: Roof (2017), Boiler (2017), Chimney Liner (2019), Waterproofing (2024)
- Upside on rental turnover



# Income & Expenses



## Income

Unit	Monthly Rent	Annual Rent	Type	Term
Apartment 1 <sup>●</sup>	\$1,669.18	\$20,030.16	Bachelor	Month to Month
Apartment 2 <sup>●</sup>	\$1,776.87	\$21,322.44	1 Bedroom	Month to Month
Apartment 3	\$3,000.00 <sup>■</sup>	\$36,000.00 <sup>■</sup>	2 Bedroom	Vacant
Ground Floor	\$5,400.00	\$64,800.00	Glassbox Barber Shop	November 1, 2022 to October 30, 2025 <sup>▲</sup>
		<b>\$141,152.60</b>		

<sup>●</sup> Rent for apartments 1 & 2 for period commencing February 1, 2025  
<sup>■</sup> Based on projected stabilized rent  
<sup>▲</sup> Commercial tenant rent increases to \$6,000/month on November 1, 2025

## Expenses

	Annual
Insurance:	\$9,578.52
Property Taxes:	\$16,058.53
Enbridge Gas:	\$2,218.14
Hydro Electricity:	\$1,347.75
Utility (Water & Waste):	\$2,044.88
Common Area Cleaner:	\$960.00
Bolier Maintenance:	\$936.77
<b>Total Expenses:</b>	<b>\$33,144.59</b>
Recovery of TMI Costs:	\$18,724.04
<b>Net Operating Income:</b>	<b>\$126,732.05</b>



# Area Amenities



Bus/Streetcar Stop



Ontario Line Future  
Riverside-Leslieville Station



BMO



Dollarama



Jimmie Simpson Recreation Centre  
Toronto Public Library  
Royal Canadian Curling Club



Opera House



Broadview Hotel



Local Food & Beverage including:  
Brickwork's Cider House  
Pizziola  
Burrito Queen  
Aura  
Prohibition Social House  
Slayer Burger  
Tabule Middle Eastern  
Boxcar Social  
La Carnita

# Proposed/Pre-Construction Area Developments



- 1 641 Queen Street E (Streetcar Developments): 9 Storey Mixed-Use
- 2 685 Queen Street E (Streetcar Developments): 5 Storey Rental
- 3 751 Queen Street E (Hanhard Enterprises): 5 Storey Mixed-Use Rental & Condo
- 4 77-79 E Don Roadway - Riverside Square (Streetcar Developments): ±900 Units Mixed-Use
- 5 763 Queen Street E - Biblio Lofts (NVSBLE): 7 Storey Mixed-Use
- 6 21 Broadview Avenue (Streetcar Developments): 12 Storey Mixed-Use Condo & Townhome
- 7 786-788 Queen Street E (Papadakis): 6-storey Mixed-Use Rental
- 8 21 Don Valley Parkway - East Harbour (Cadillac-Fairview): ±12 million SF Mixed Use Development

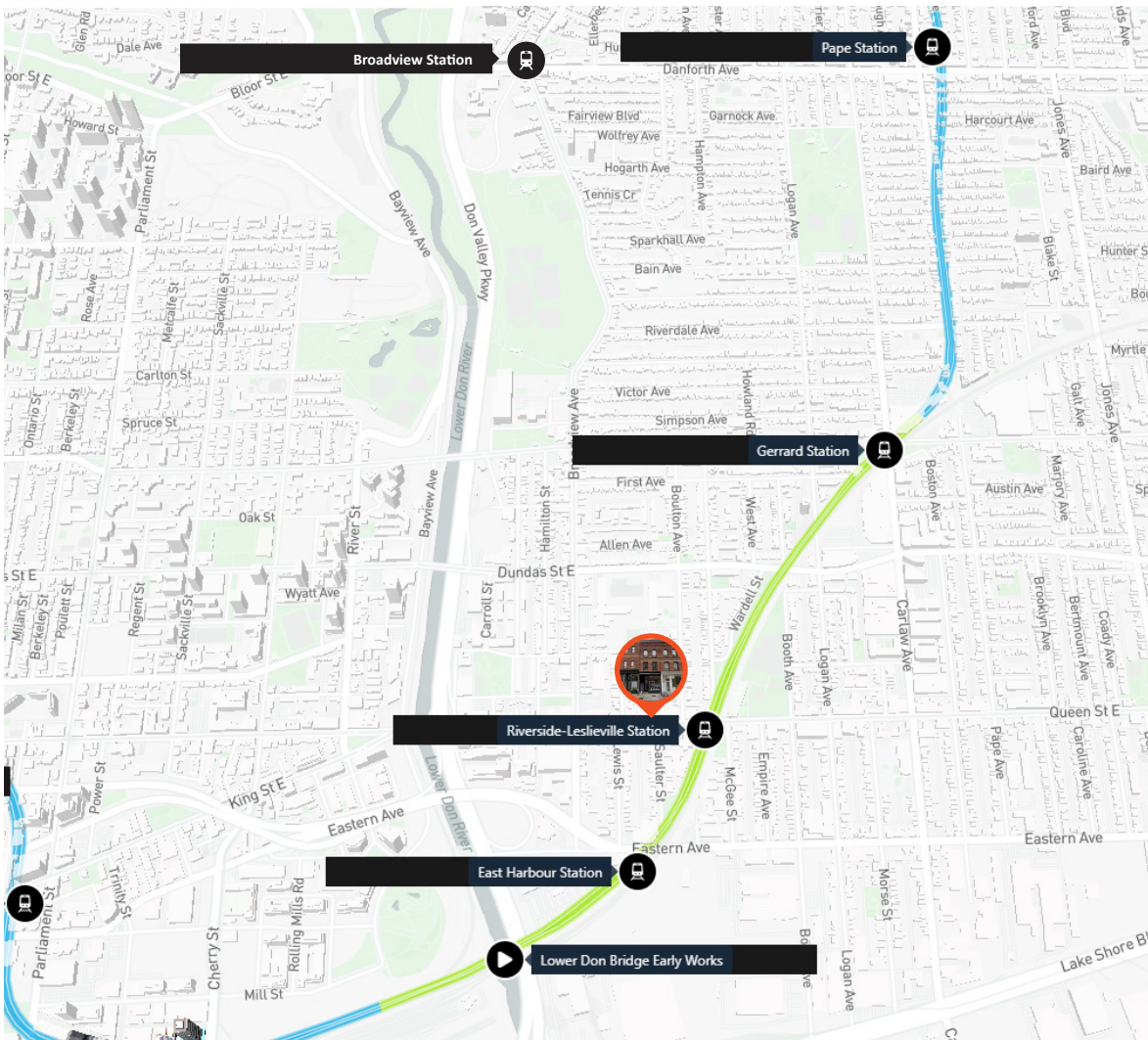
# Transportation & Ontario Relief Line



The Ontario Line will be a 15.6-kilometre subway line that will make it faster and easier to travel within Toronto and beyond.

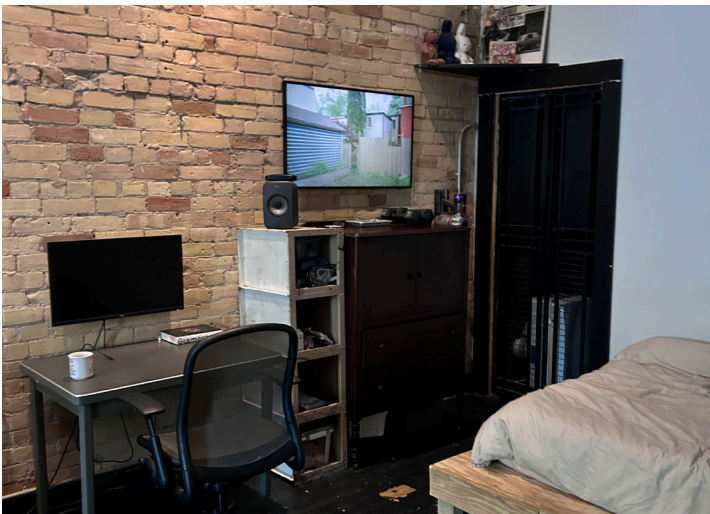
The line will bring 15 new stations to the city and will run from Exhibition Place, through the heart of downtown, all the way to the Ontario Science Centre. It will give people more time back in their days, with a trip from one end to the other taking less than 30 minutes compared to the 70 minutes it takes on transit today. There will also be significant relief from crowding throughout the existing transit network thanks to connections to more than 40 other travel options along the way, including the TTC's Line 1 and Line 2, three GO Transit rail lines, and the Eglinton Crosstown LRT.

Construction is now underway.



<https://www.metrolinx.com/en/projects-and-programs/ontario-line>

# Residential & Apartment Photos





# Commercial Unit Photos



# Lennard:

Adam Bronson\*, Senior Vice President  
416.450.5535  
[abronson@lennard.com](mailto:abronson@lennard.com)

201-60 Columbia Way, Markham  
905.752.2220  
[lennard.com](http://lennard.com)

\*Sales Representative

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