



FOR SALE

894 Queen Street East

Toronto, ON

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cresa

FOR SALE

\$3,160,000

Overview

Asking Price \$3,160,000

Taxes (2025) \$22,358.29

Lot Size 2,050 SF

Frontage 20.5 FT

Depth 100 FT

Zoning CR 2.5

Ground Floor 2,030 SF

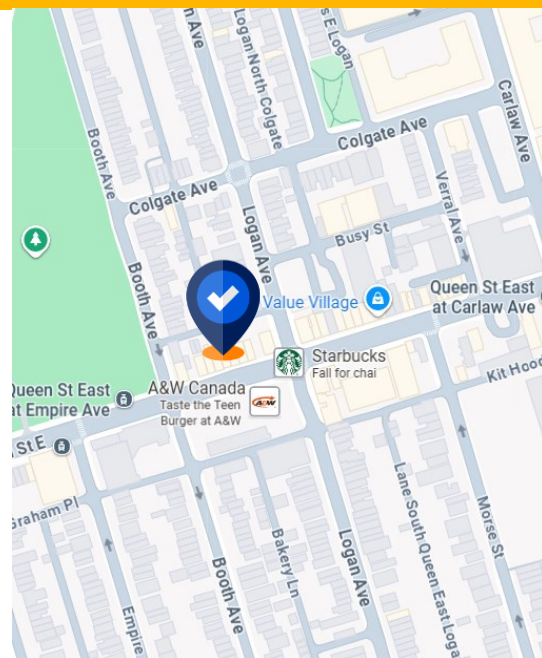
Second Floor 1,100 SF

Third Floor 1,100 SF

Basement 1,200 SF

Total 5,430 SF

Available Flexible



Property Highlights

- Leslieville/Riverdale Investment Opportunity with future development intensification upside on prime Queen St. E. frontage with rear lane
- Well established restaurant with long term lease in place. Two full floor residential apartments with rental upside or opportunity for owner suite.
- Meticulously maintained building by owner/occupier, with many recent updates and improvements. Well serviced by the TTC transit system and steps to future Ontario Line Station.
- Trendy neighbourhood full of restaurants, cafes, shops, nearby Jimmie Simpson Park/Rec Centre.
- Ground - 3 phase 600 volts service w/ fire suppression; 2nd Floor renovated plumbing, wiring, electrical, bathroom, floors, kitchen, appliances (2015) A/C (2023); 3rd Floor is in good shape, new roof & skylights (2023); New Windows (2016).
- New hot water boiler for the apartments plus chimney liner was installed September 2024
- All information to be verified by Buyer & Buyer's Agent

For More Information:



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VIEW THE
VIRTUAL TOUR **360**

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For More Information Cresa Toronto Inc., Brokerage - 200 Wellington Street West, Suite 600 - Toronto, ON - M5V 3G2 - cresa.com/toronto

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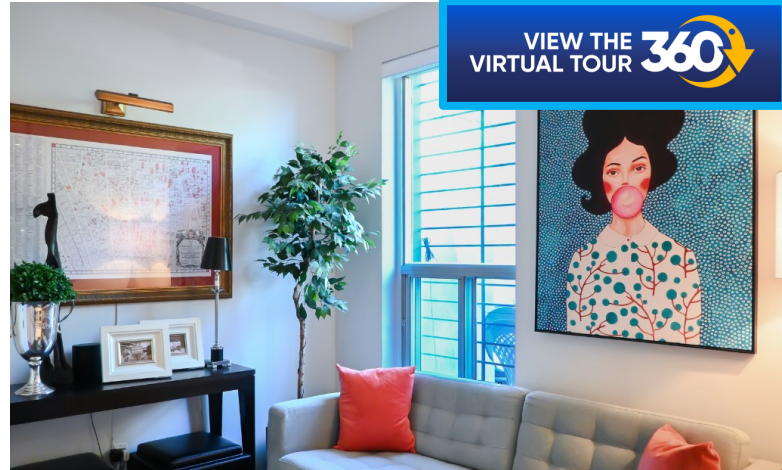
Ground Floor



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Second Floor



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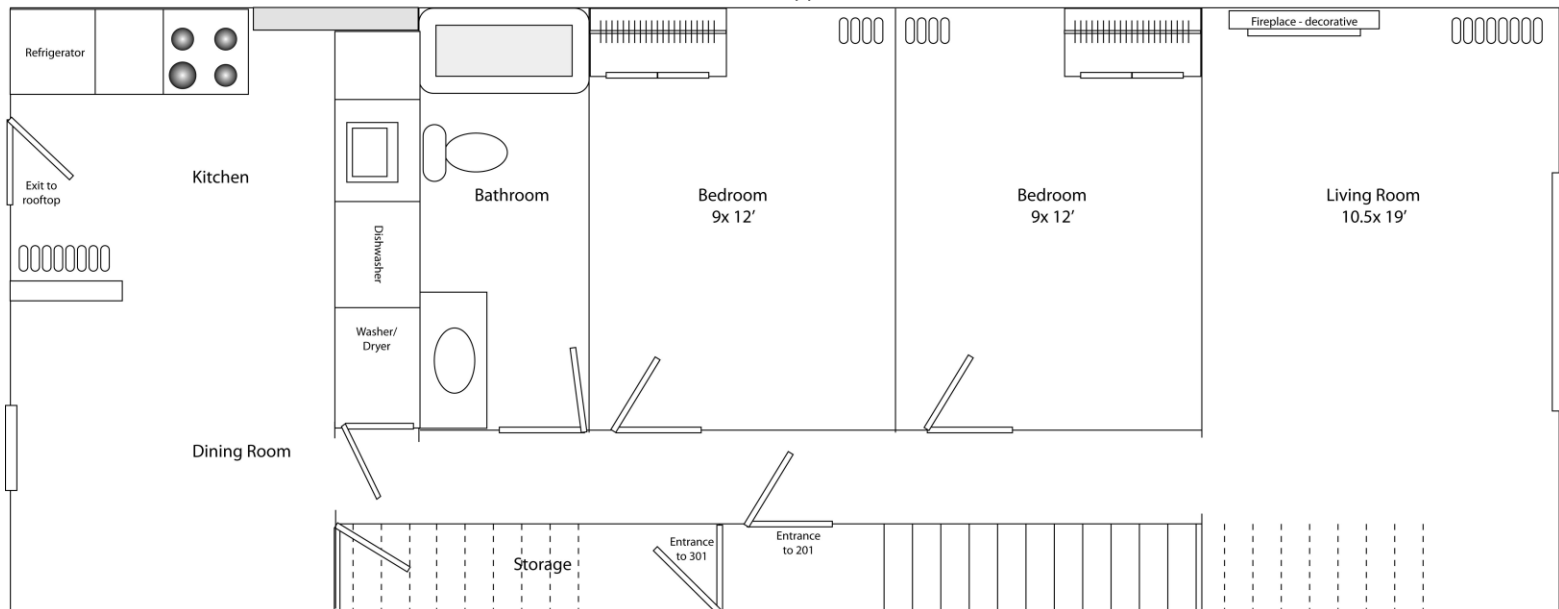
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Second Floor – Floor Plan

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Apartment 201, 894 Queen St. E.

Measurements are approximate/not to scale.



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FOR SALE

894 Queen Street East

Third Floor

