



\$2,900,000



the roy
PUBLIC HOUSE



FOR SALE

894 Queen Street East

Toronto, ON

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cresa

Toronto, ON

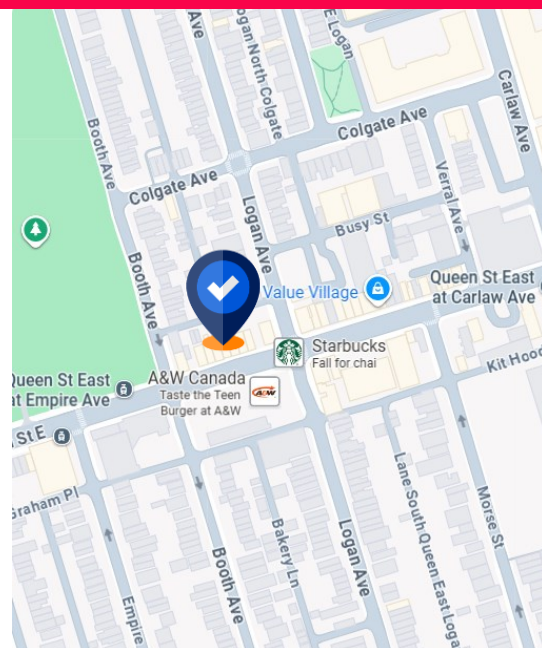
FOR SALE

NEW
PRICE

\$2,900,000

Overview

Asking Price	\$2,900,000	Ground Floor	2,030 SF
Taxes (2025)	\$22,358.29	Second Floor	1,100 SF
Lot Size	2,050 SF	Third Floor	1,100 SF
Frontage	20.5 FT	Basement	1,200 SF
Depth	100 FT	Total	5,430 SF
Zoning	CR 2.5	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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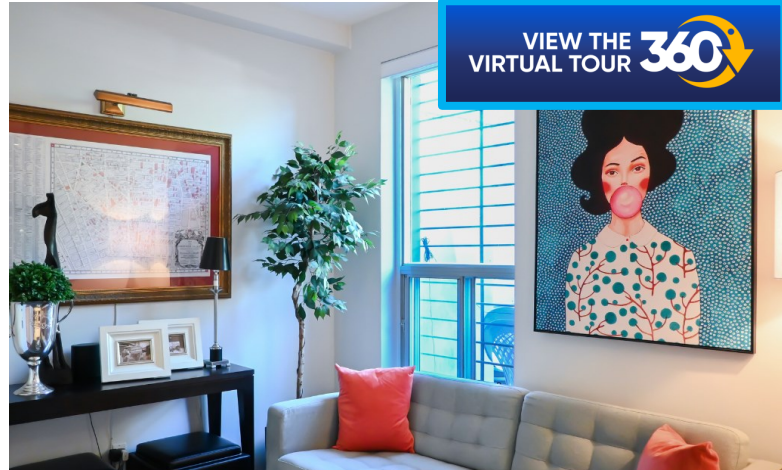
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894 Queen Street East

Ground Floor



Second Floor



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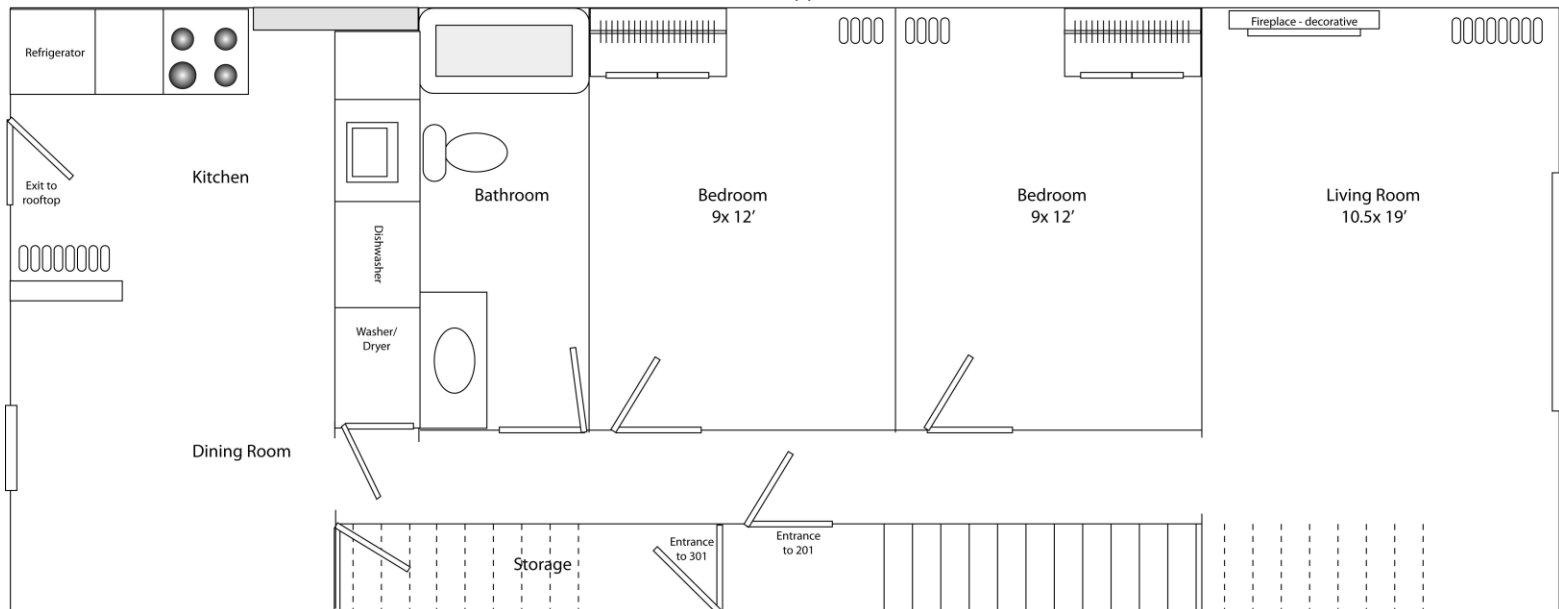
894 Queen Street East

Second Floor – Floor Plan

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Apartment 201, 894 Queen St. E.

Measurements are approximate/not to scale.



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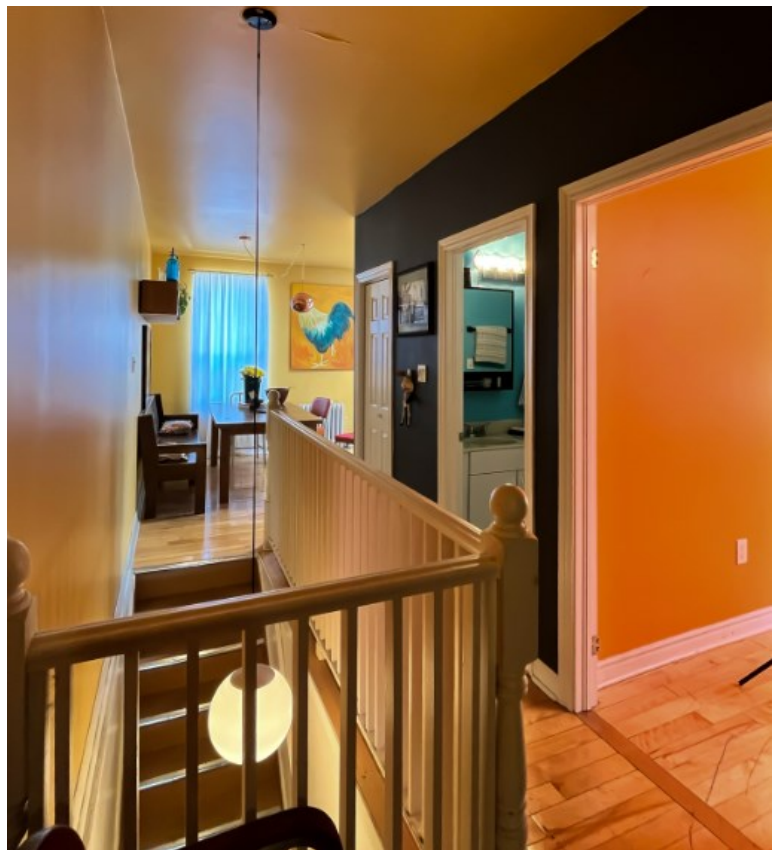
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FOR SALE

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Third Floor



FOR SALE

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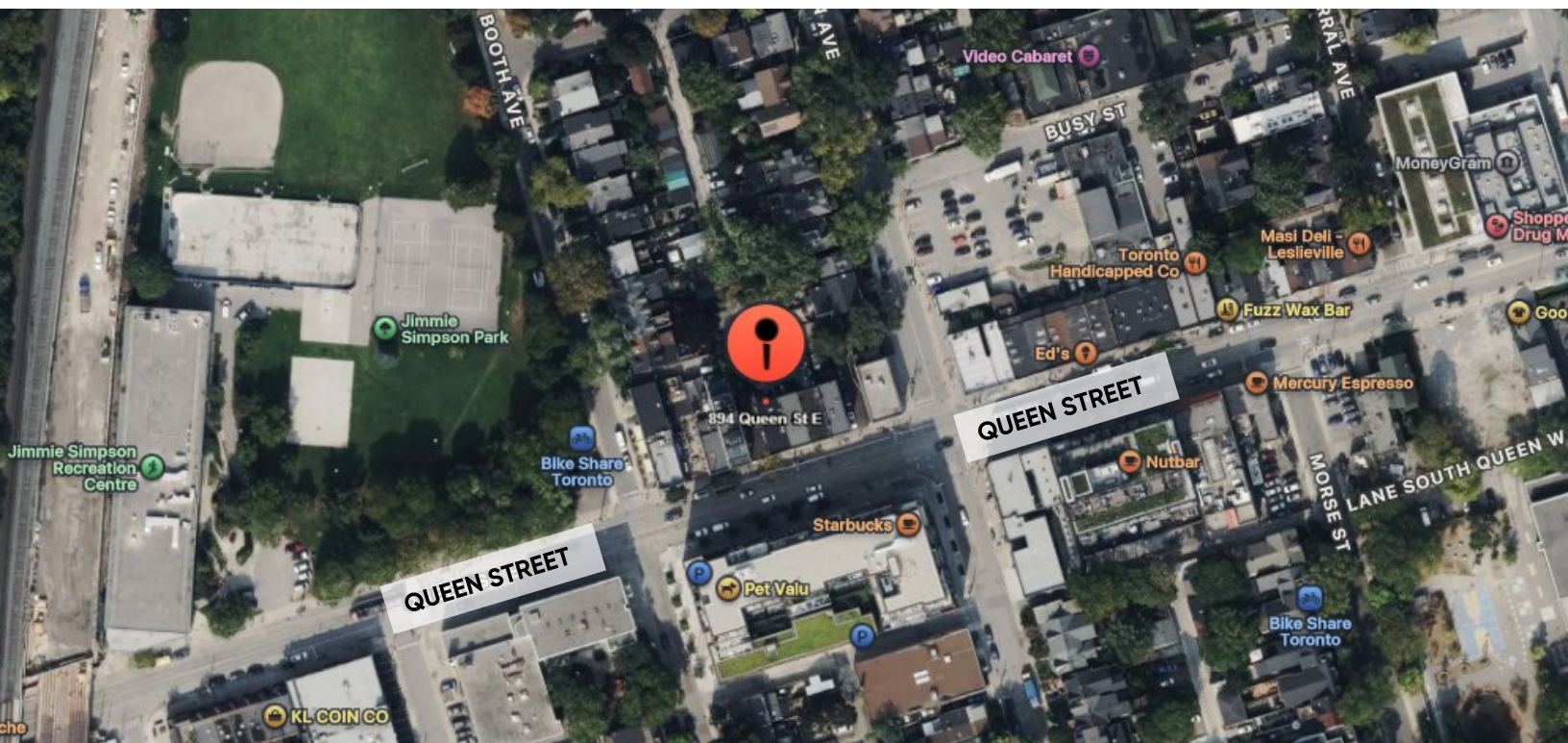
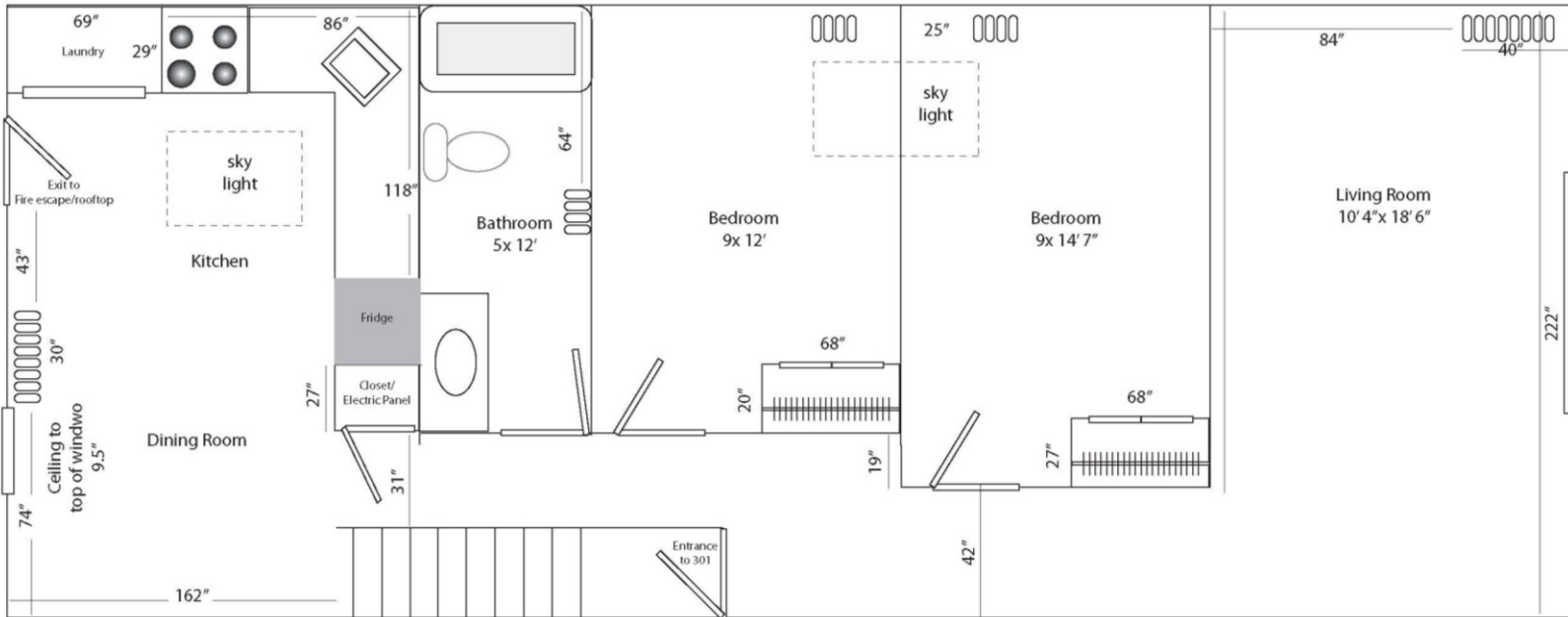
Third Floor – Floor Plan

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Ceiling Height 104-106"

Apartment 301, 894 Queen St. E.

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