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NEW  
PRICE

\$2,900,000



**FOR SALE  
894 Queen Street East**

Toronto, ON

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# 894 Queen Street East

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## 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

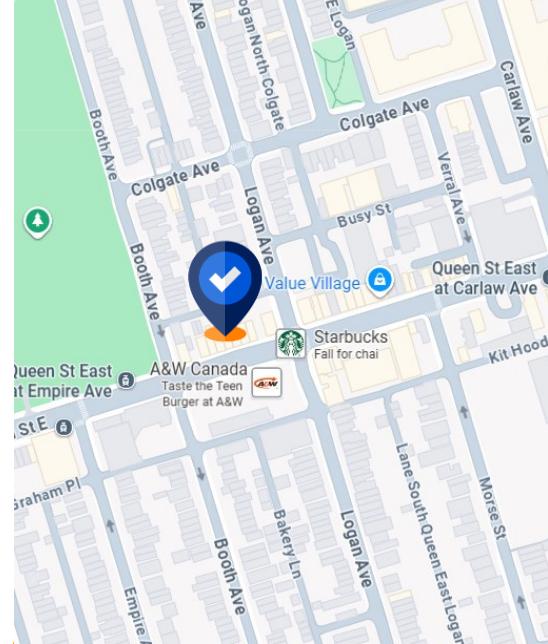
Basement 1,200 SF

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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For More Information

Cresa Toronto Inc., Brokerage - 200 Wellington Street West, Suite 600 - Toronto, ON - M5V 3C7 - [cresa.com/toronto](http://cresa.com/toronto)

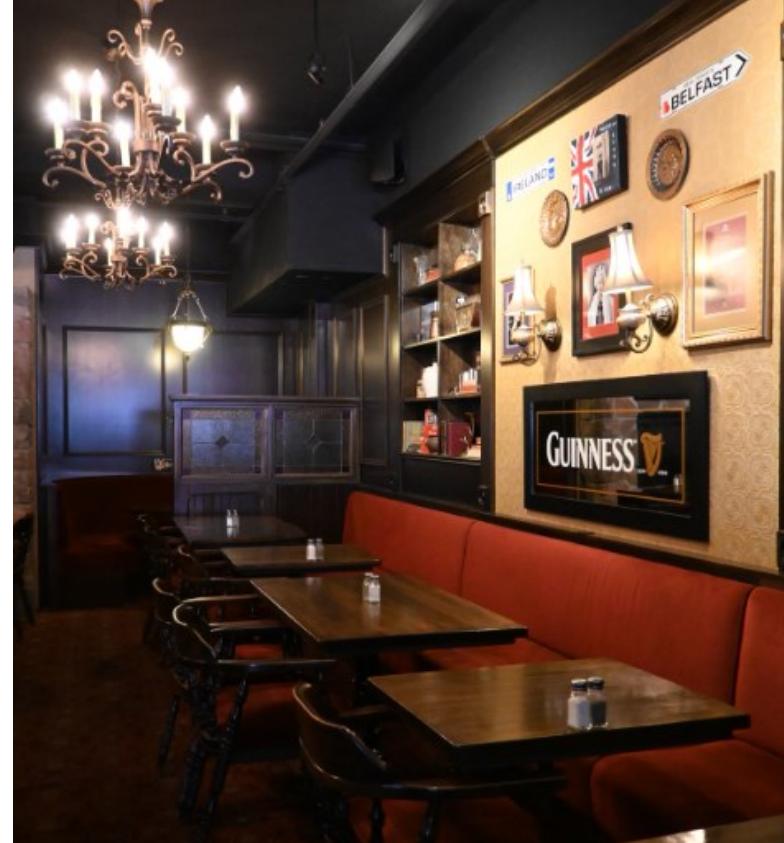
# FOR SALE

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## Ground Floor



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# FOR SALE

# 894 Queen Street East

Second Floor



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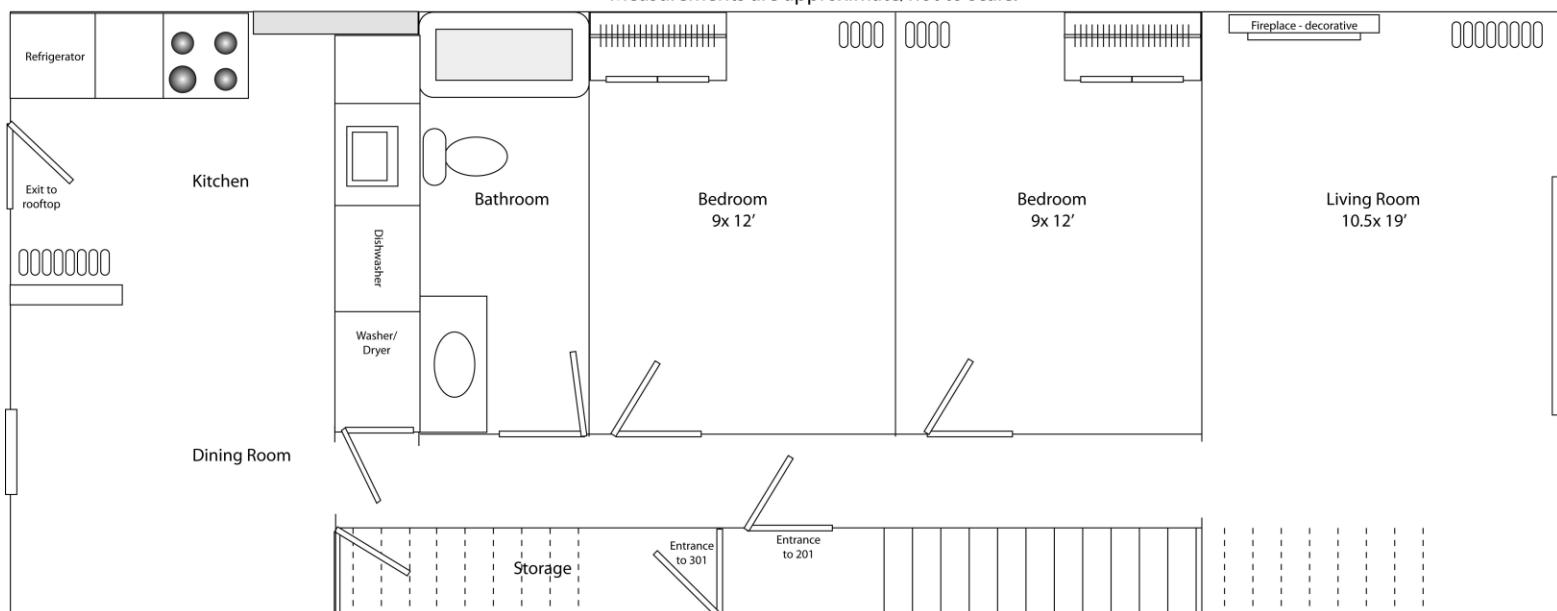
# 894 Queen Street East

## Second Floor – Floor Plan

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### Apartment 201, 894 Queen St. E.

Measurements are approximate/not to scale.



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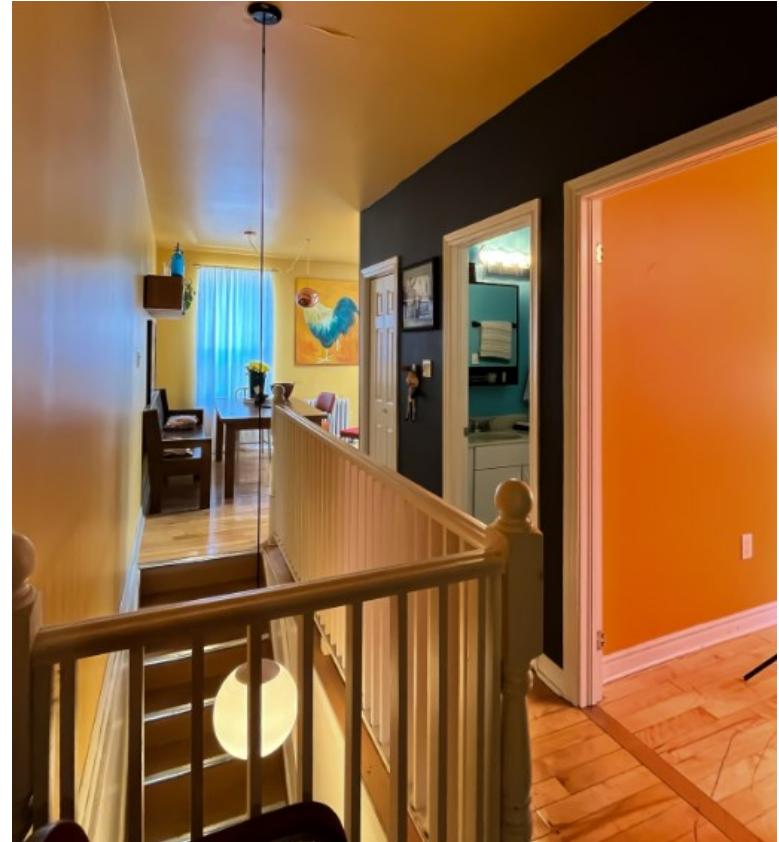
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# 894 Queen Street East

Third Floor



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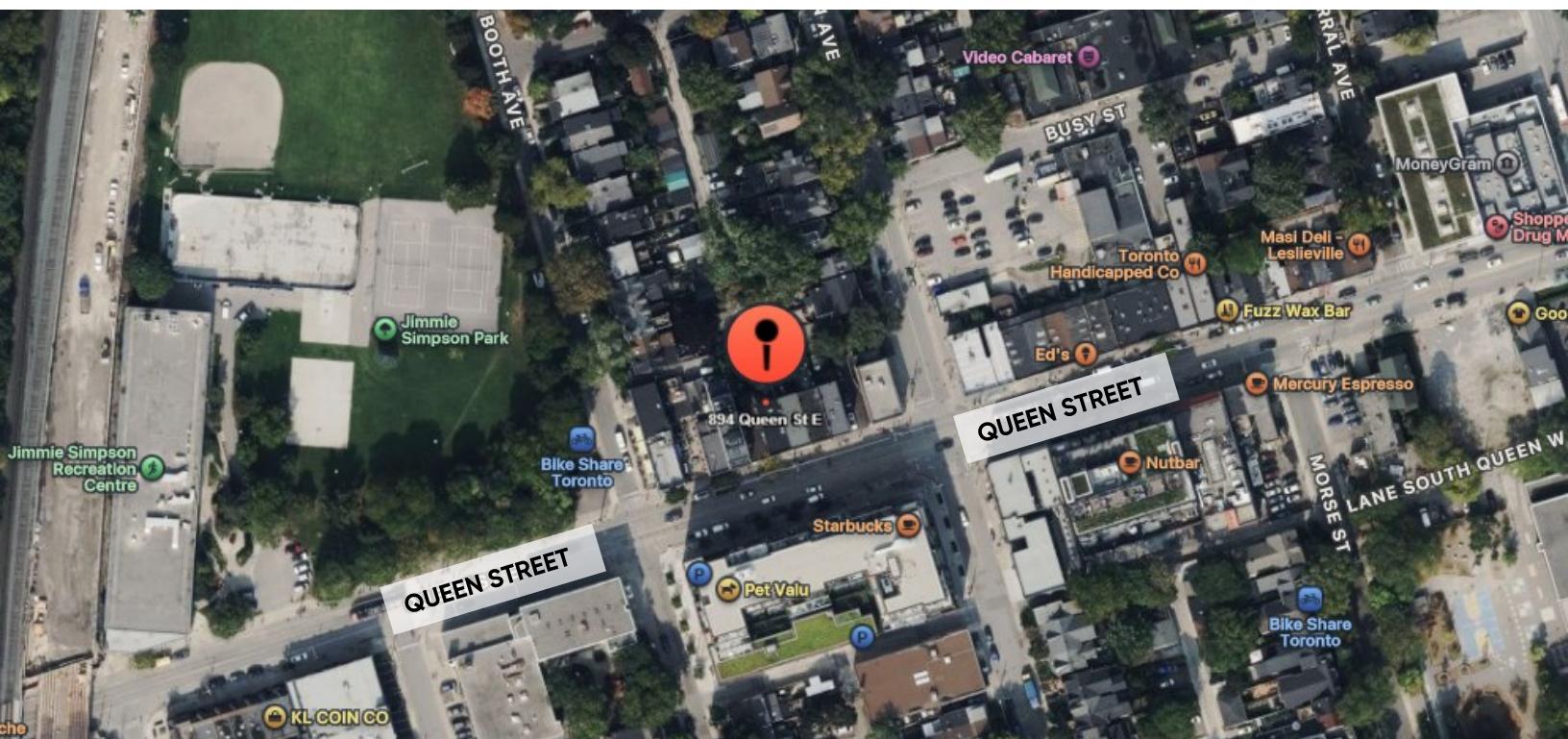
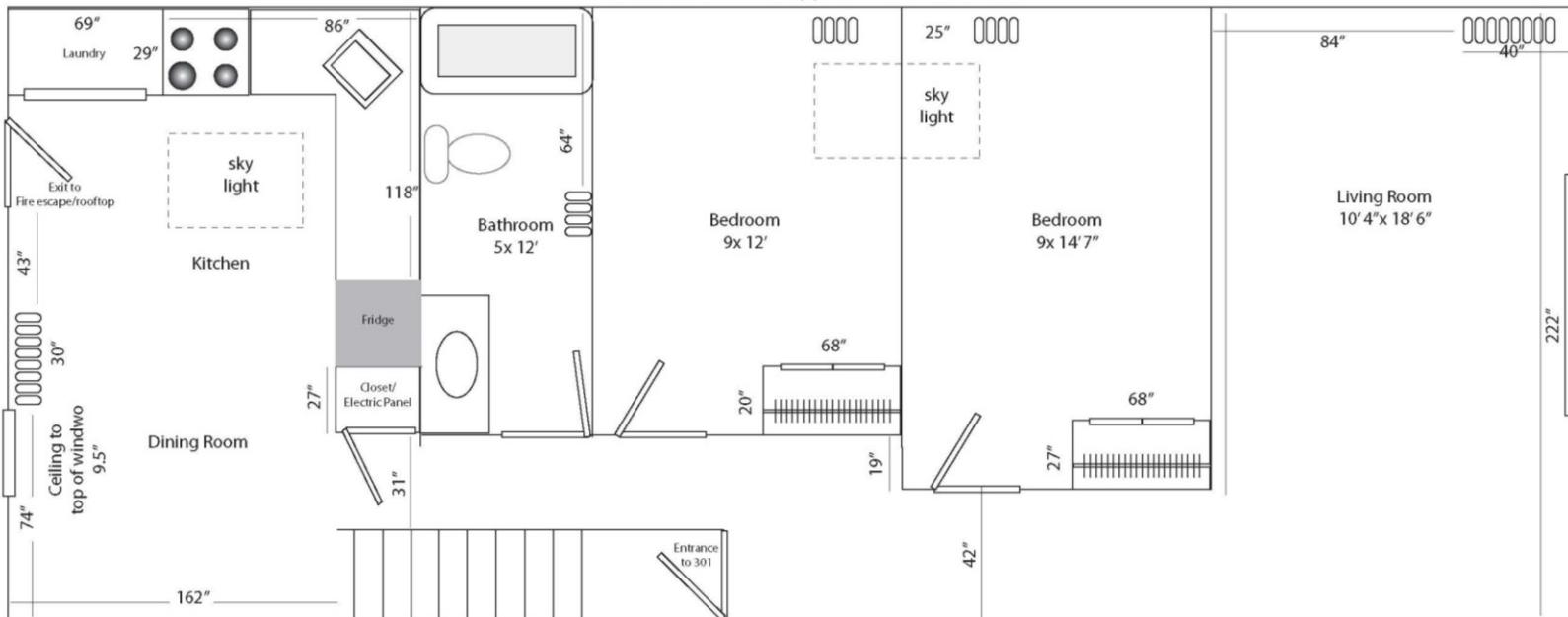
## Third Floor – Floor Plan

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Ceiling Height 104-106"

Apartment 301, 894 Queen St. E.

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