



FOR SALE

894 Queen Street East

Toronto, ON

894 Queen Street East

Toronto, ON

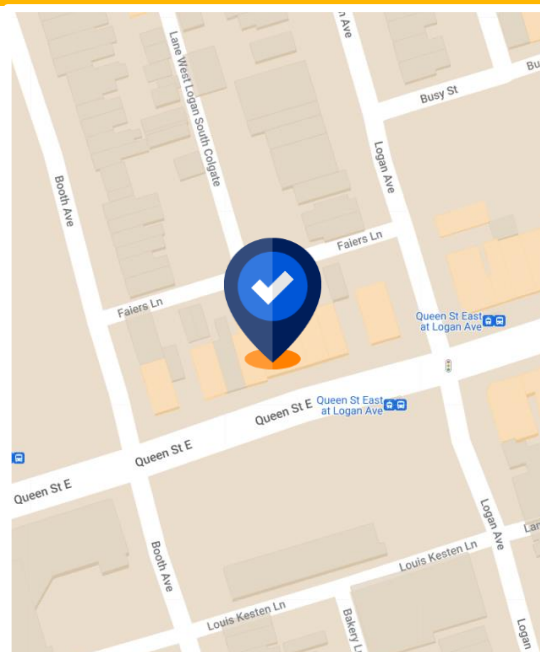
cresa

FOR SALE

\$3,250,000

Overview

Asking Price	\$3,250,000	Ground Floor	2,030 SF
Taxes (2023)	\$21,074.69	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	January 2024



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).
- All information to be verified by Buyer & Buyer's Agent

For More Information:



Mark Zettel MBA, CPA, CMA
Principal,
Sales Representative
647.409.5212
mzettel@cresa.com



Adam Raithby
Vice President,
Sales Representative
416.847.6200
araithby@cresa.com

VIEW THE
VIRTUAL TOUR **360**

[Click Here For Confidentiality Agreement](#)

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

For More Information

Cresa Toronto Inc., Brokerage - 170 University Ave, Suite 1100 - Toronto, ON - M5H 3B3 - cresa.com/toronto

FOR SALE

894 Queen Street East

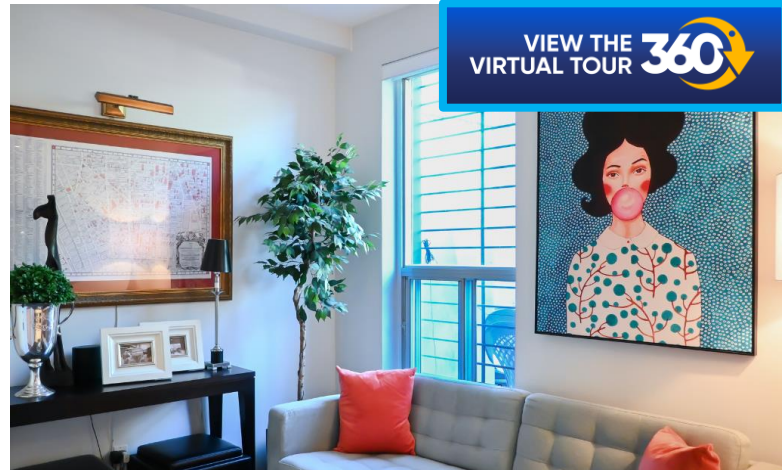
Ground Floor



FOR SALE

894 Queen Street East

Second Floor

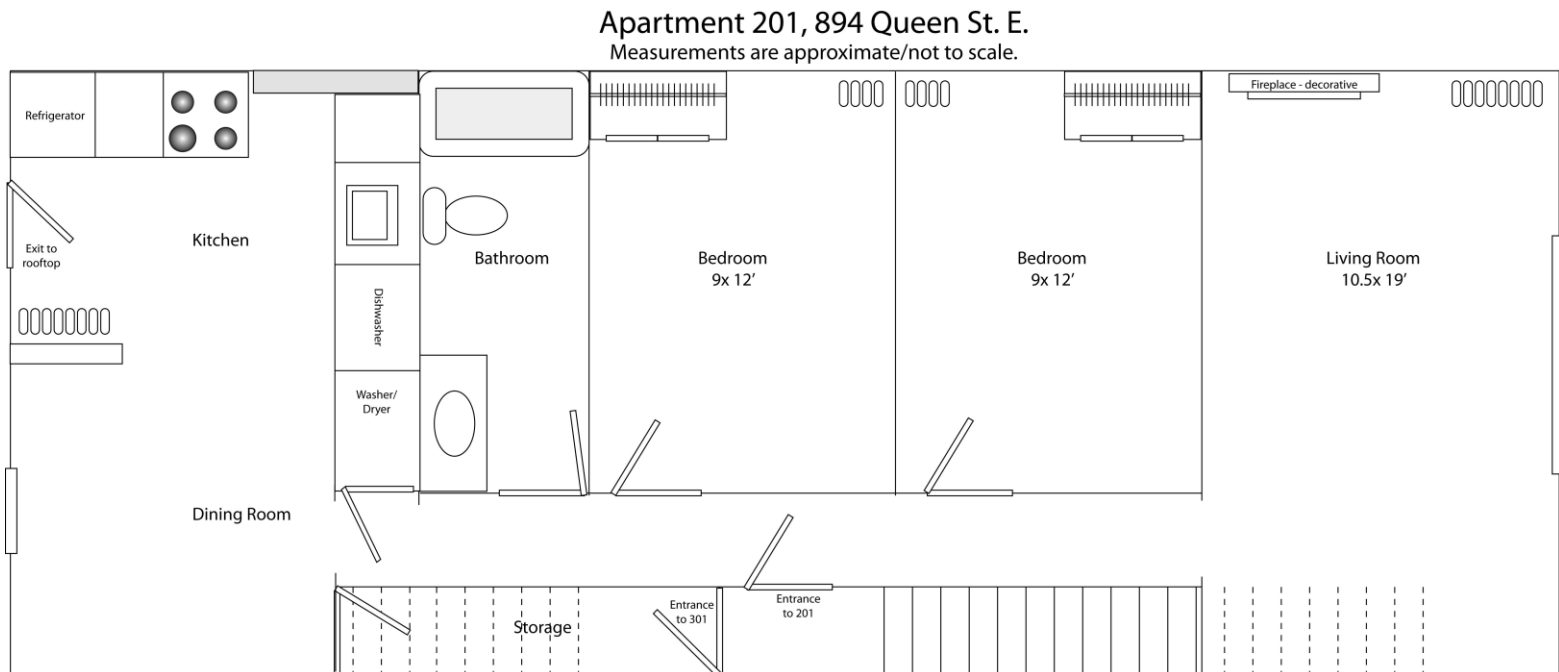


FOR SALE

894 Queen Street East

Second Floor – Floor Plan

VIEW THE
VIRTUAL TOUR **360**



Mark Zettel MBA, CPA, CMA
Principal, Sales Representative
647.409.5212
mzettel@cresa.com



Adam Raithby
Vice President, Sales Representative
416.847.6200
araithby@cresa.com

cresa

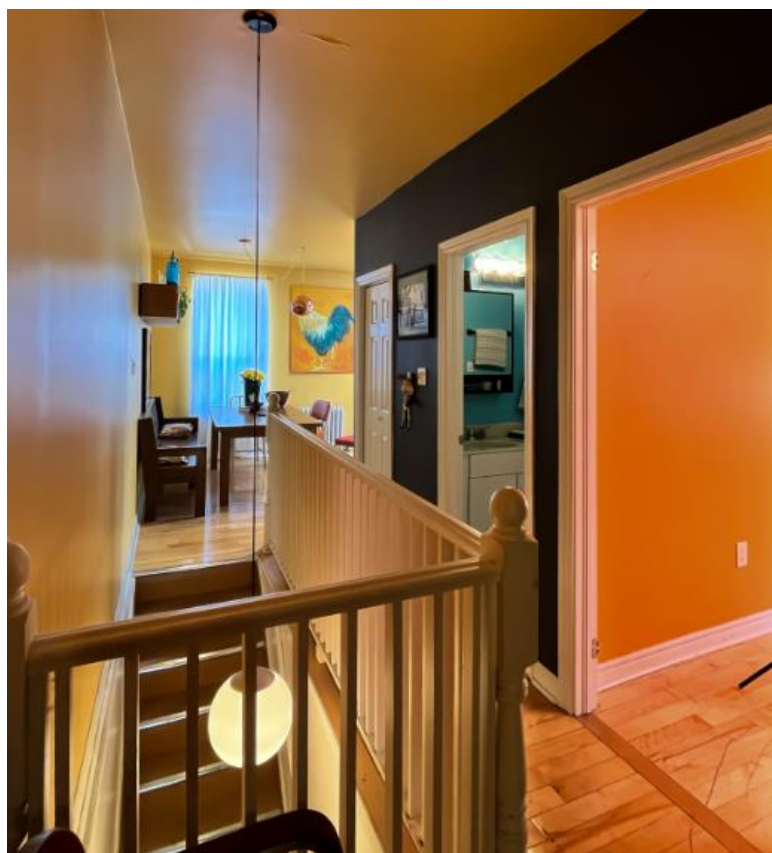
For More Information

Cresa Toronto Inc., Brokerage - 170 University Ave, Suite 1100 - Toronto, ON - M5H 3B3 - cresa.com/toronto

FOR SALE

894 Queen Street East

Third Floor



FOR SALE

894 Queen Street East

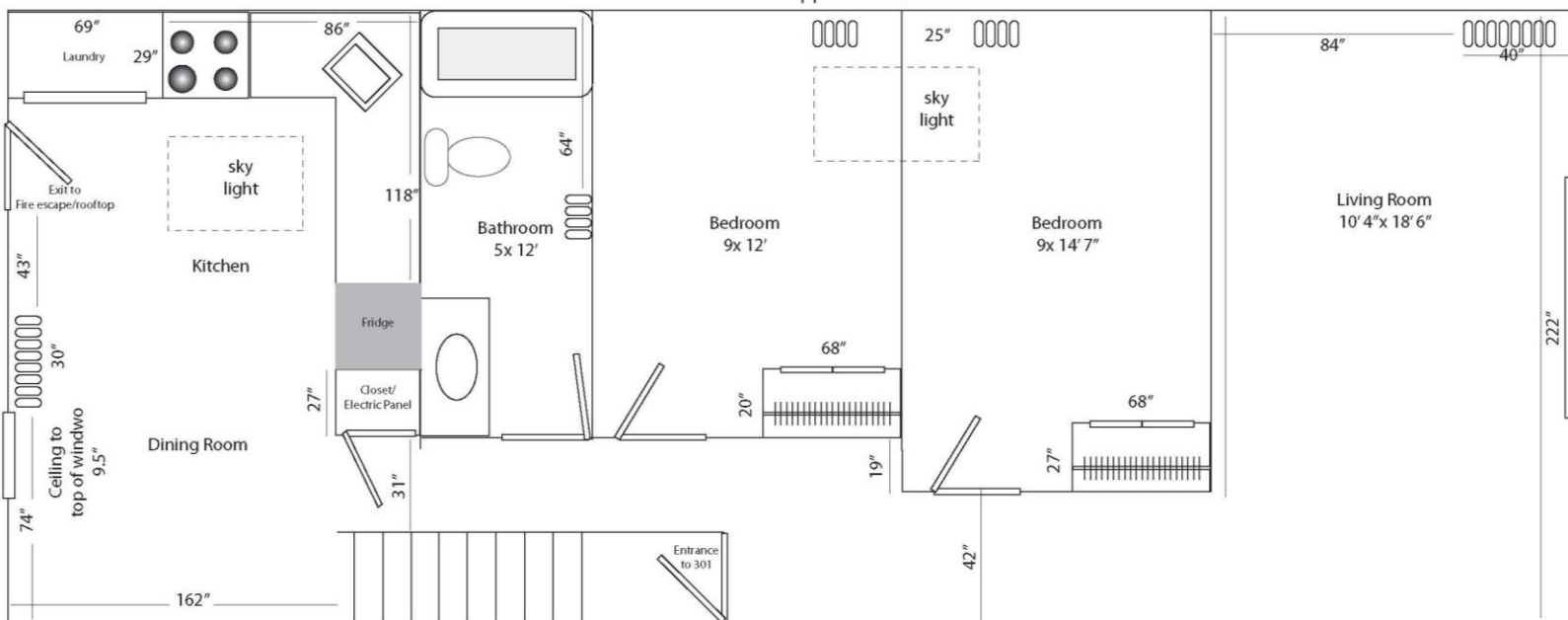
Third Floor – Floor Plan

VIEW THE
VIRTUAL TOUR **360**

Ceiling Height 104-106"

Apartment 301, 894 Queen St. E.

Measurements are approximate/not to scale.



Mark Zettel MBA, CPA, CMA

Principal, Sales Representative
647.409.5212
mzettel@cresa.com



Adam Raithby

Vice President, Sales Representative
416.847.6200
araithby@cresa.com

cresa

For More Information

Cresa Toronto Inc., Brokerage - 170 University Ave, Suite 1100 - Toronto, ON - M5H 3B3 - cresa.com/toronto