

FOR SALE | USER/ INVESTMENT OPPORTUNITY

1506 QUEEN STREET WEST

TORONTO | ON



METROPOLITAN
COMMERCIAL

REDUCED
PRICE



SIGNAGE

RETAIL SPACE
VACANT ON CLOSING

DETAILS

Location	Located on Queen Street West, just west of Lansdowne Avenue. Click Here for Map		
Building Details	2,485 SF (Plus 795 SF Basement)		
	1st floor	889 SF	Retail
	2nd floor	798 SF	Apartment
	3rd floor	798 SF	Apartment
	Basement	795 SF	(Not included in Gross Building Area)
Lot Dimensions	20' Frontage x 120' Depth		
Lot Area	2,400 SF		
Zoning	CR 2.5 (c1.0G r2.0) SS2 (x1766)		
Property Taxes	\$13,131.22 (2019)		

FEATURES

- Excellent User/Investor opportunity.
- The building consists of a retail unit on the first floor including use of the basement. There are two residential units, a 1 bedroom apartment on the second floor and a 2 bedroom apartment on the third floor.
- All tenants are on month-to-month leases.
- Retail vacant possession possible on closing.
- Two parking spots at the back of the building currently assigned to each residential unit. Potential for parking for 4 cars.
- Conveniently located in Parkdale Village with frontage on Queen Street West.
- Steps to Queen St streetcar route, and very close to the King St streetcar route and the Gardiner Expressway.

ASKING PRICE

\$2,195,000

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FIRST FLOOR



BASEMENT



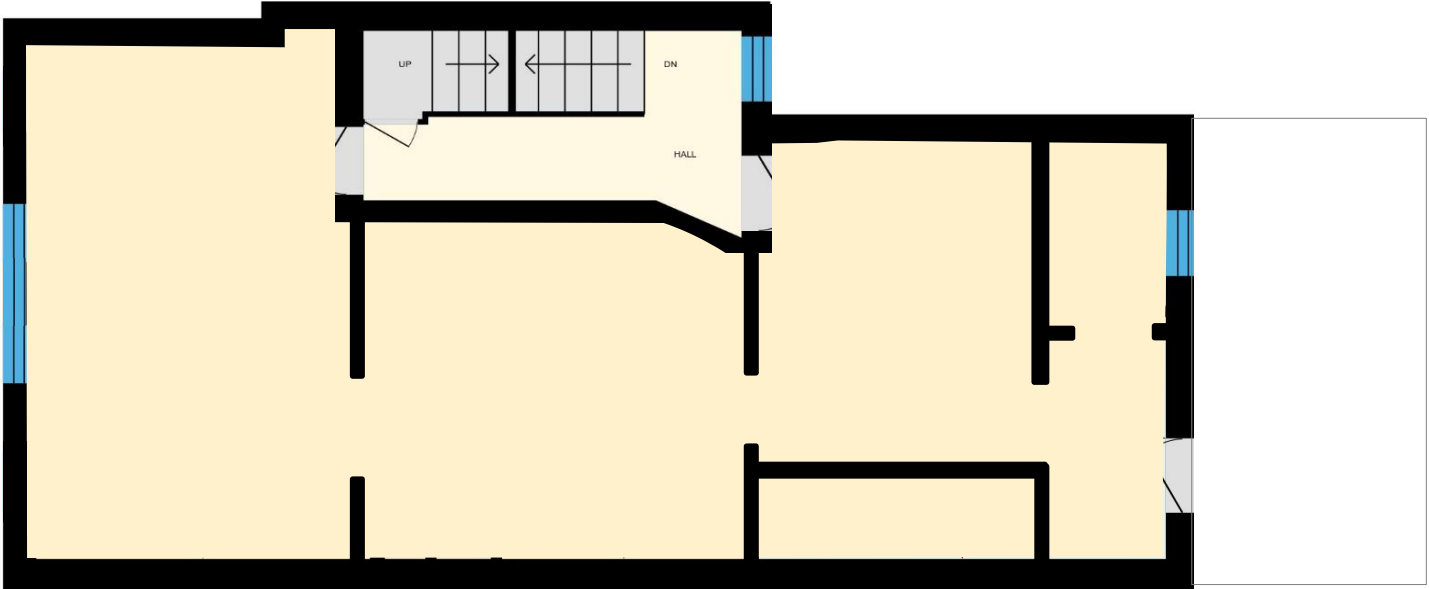
[CLICK HERE FOR VIRTUAL TOUR](#)

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FLOOR PLAN

SECOND FLOOR



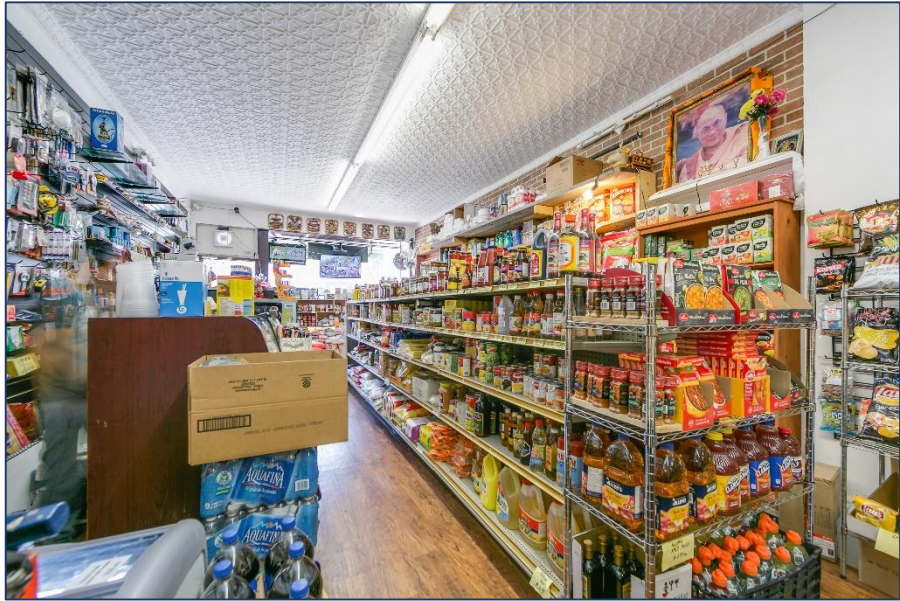
*approximate plan estimation

THIRD FLOOR



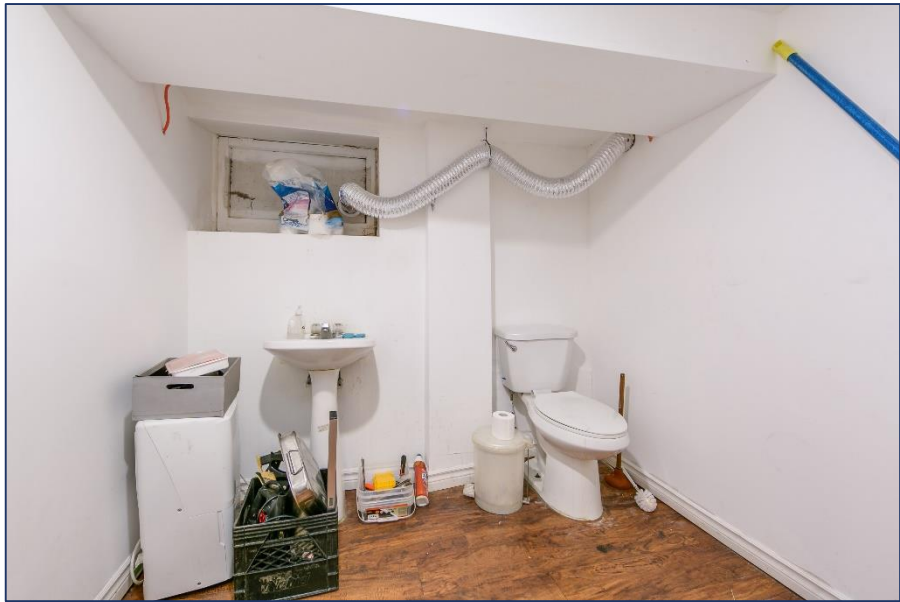


RETAIL UNIT PHOTOS





BASEMENT PHOTOS





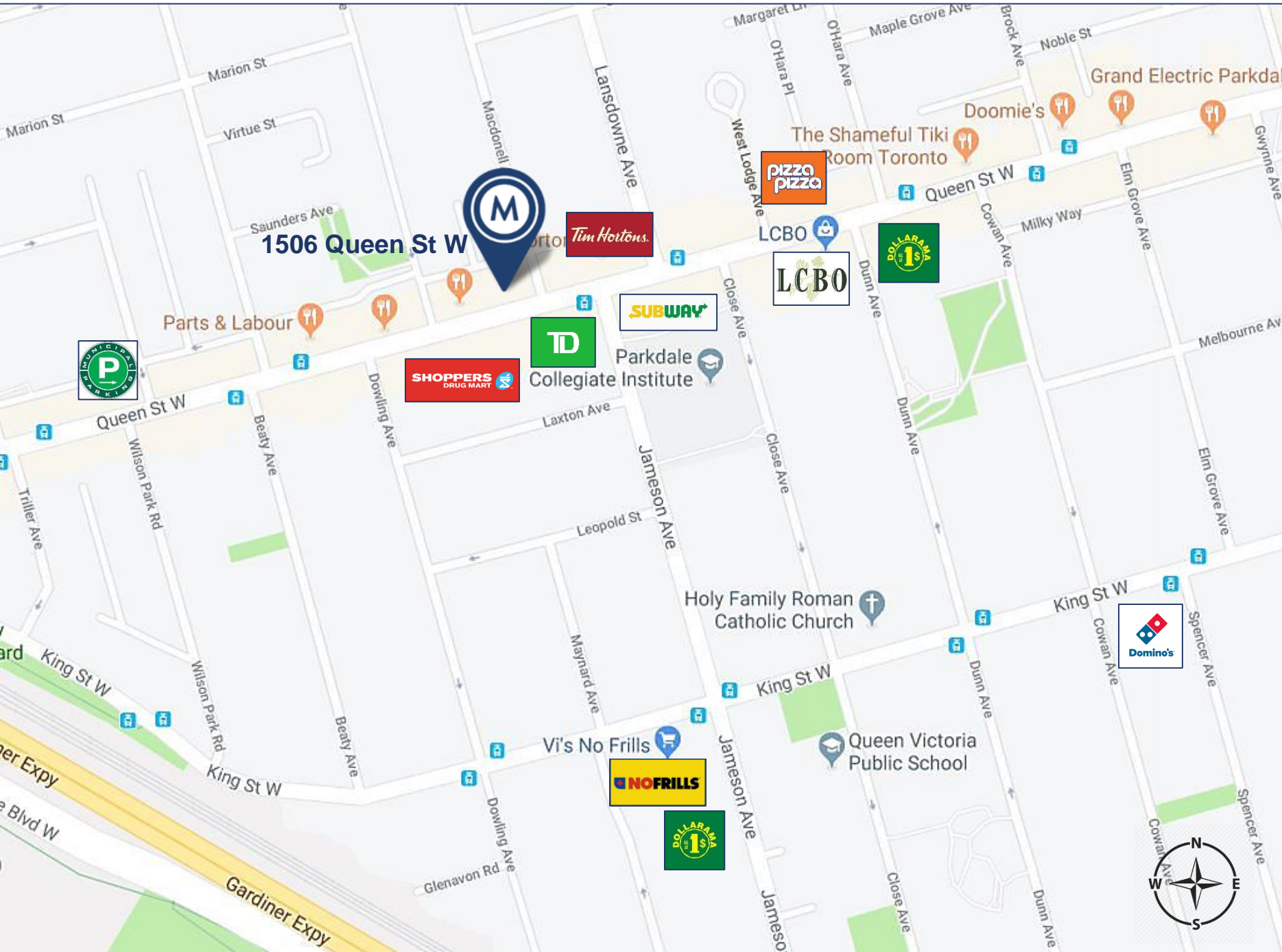
THIRD FLOOR PHOTOS





EXTERIOR PHOTOS





AREA MAP

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