# FOR SALE | USER/ INVESTMENT OPPORTUNITY 1506 QUEEN STREET WEST TORONTO | ON





### DETAILS

Location	Located on Queen Street West, just west of Lansdowne Avenue.			Click Here for Map
Building Details	2,485 SF (Plus 795 SF Basment)			
	1st floor 2nd floor 3rd floor Basement	889 SF 798 SF 798 SF 795 SF	Retail Apartment Apartment (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

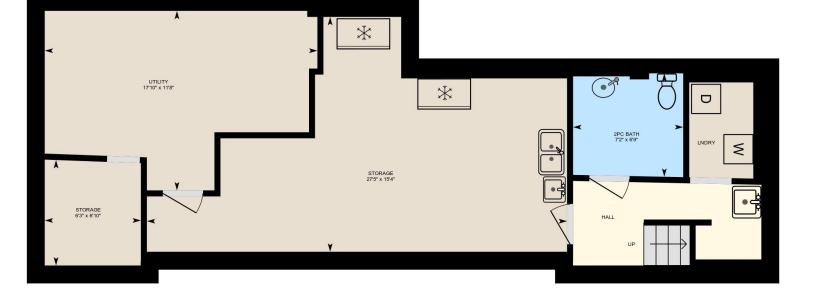
- Excellent User/Investor opportunity.
- The building consists of a retail unit on the first floor including use of the basement. There are two residential units, a 1 bedroom apartment on the second floor and a 2 bedroom apartment on the third floor.
- All tenants are on month-to-month leases.
- Retail 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**

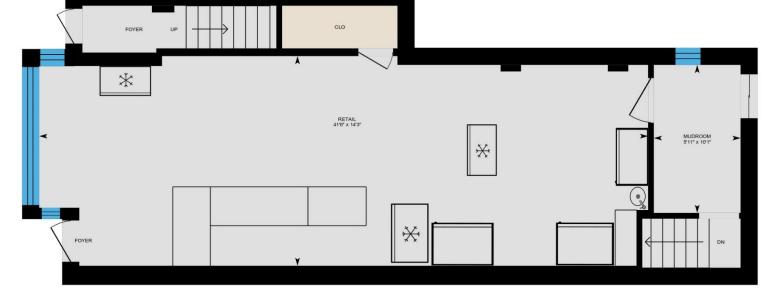
\$2,195,000

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### CLICK HERE FOR VIRTUAL TOUR



### BASEMENT



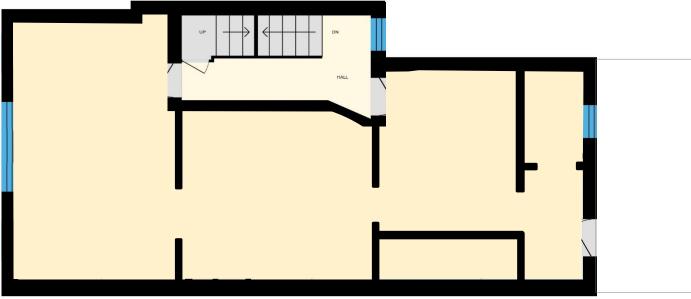
**FIRST FLOOR** 



FLOOR PLAN

2

### SECOND FLOOR



\*approximate plan estimation

### THIRD FLOOR





FLOOR PLAN



# RETAIL UNIT PHOTOS





# **BASEMENT PHOTOS**







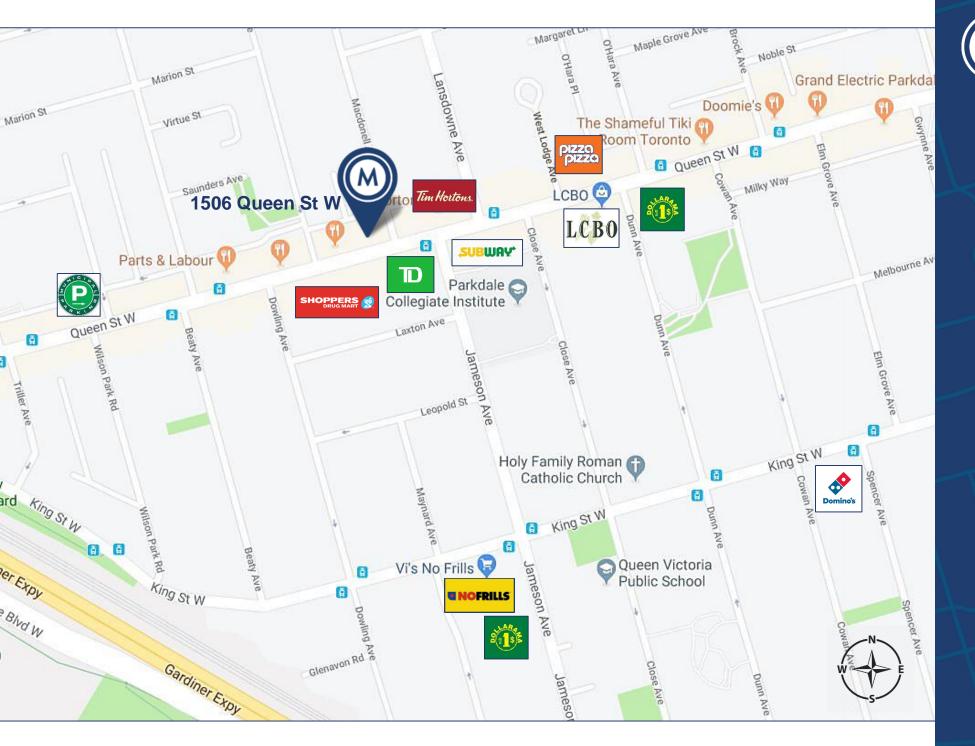
# THIRD FLOOR PHOTOS





# EXTERIOR PHOTOS





### 1506 QUEEN STREET WEST | FOR SALE

AREA MAP



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