

FOR SALE | INVESTMENT OPPORTUNITY | TWO BUILDINGS
1438-1440 QUEEN STREET WEST

TORONTO | ON



DETAILS

Location	Queen Street West, just East of Lansdowne Avenue (Click Here For Map)
Building Area	7,500 SF (approx.) Each building is 3,700 SF approx., including a combined 3,500 SF retail unit
Lot Area	5,439 SF
Lot Dimensions	45.32' x 120' (combined)
Zoning	CR 2.5 (c1.0; r2.0) SS2 (x1766)
Taxes	\$43,570.00 (2019)

FEATURES

- Rare opportunity for an investor to purchase 2 large commercial residential buildings in prime Parkdale location, with tremendous upside income and development potential.
- 3,500 SF (approx.) retail unit across main floor of both buildings. There are 4 residential units (2 one-bedroom units and 2 two-bedroom units), and a usable basement.
- Parking spots for 4 cars.
- Commercial lease to be renewed at market rates in near future.
- Located in the heart of Parkdale, steps to galleries, fun retail stores, restaurants, and excellent transportation.

ASKING PRICE

\$4,949,000.00

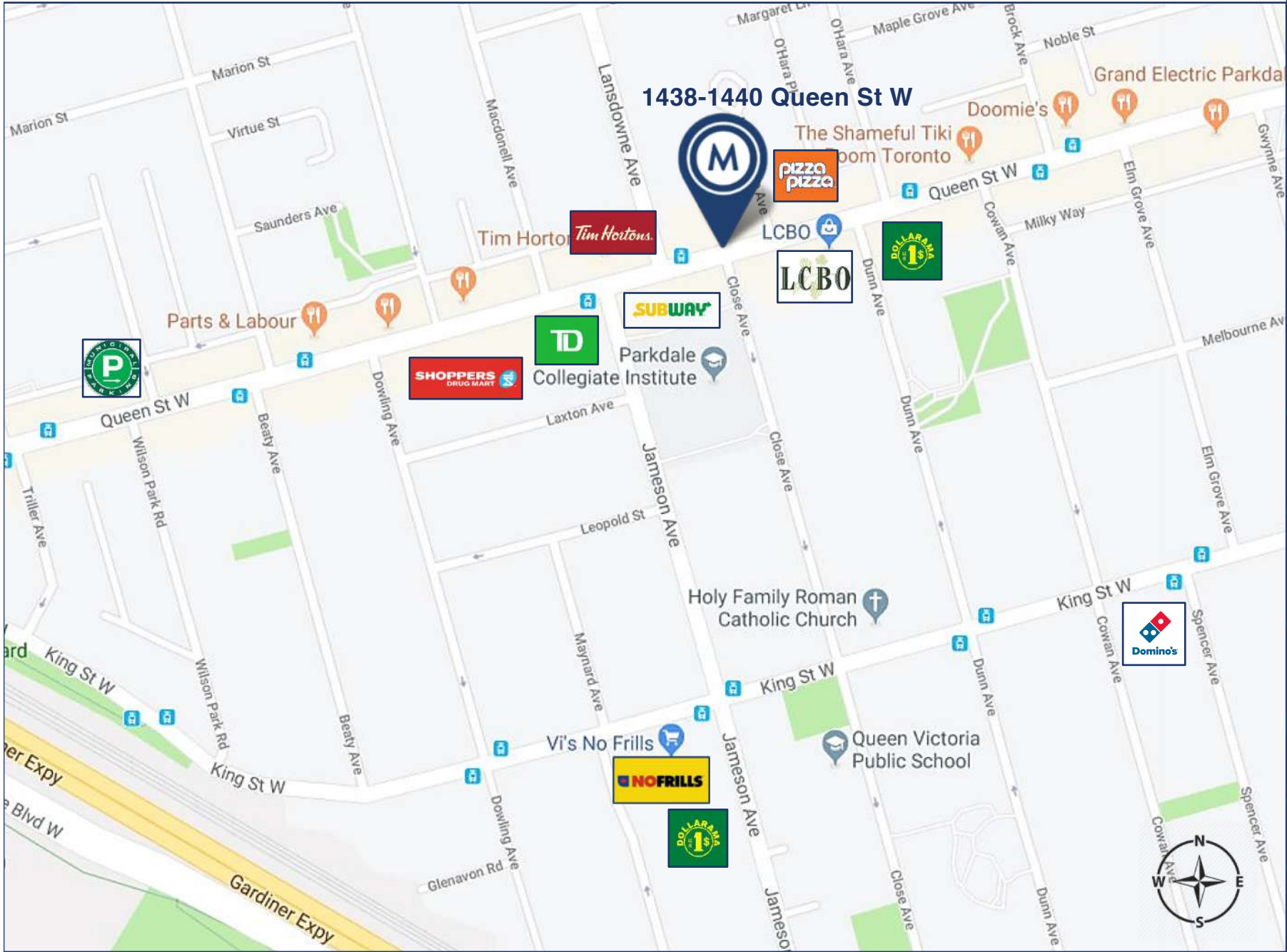
1438-1440 QUEEN STREET WEST | FOR SALE



PROPERTY OVERVIEW



AREA MAP



1438-1440 QUEEN STREET WEST | FOR SALE



PHOTOS



1438-1440 QUEEN STREET WEST | FOR SALE



METROPOLITAN COMMERCIAL

626 King St West, Suite 302
Toronto, ON
M5V 1M7

www.metcomrealty.com

CONTACT:

CLAIRE BLICKER*
Vice President
416.703.6621 ext. 232
claire.blicker@metcomrealty.com