



HIGH VISIBILITY CORNER LOCATION IN PARKDALE

User/Investor Retail & Residential Property

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FOR SALE:

1464 QUEEN STREET WEST, TORONTO



PROPERTY OVERVIEW

Property Details

Prime Streetfront Location
Positioned prominently on the corner of Queen Street West and Lansdowne Avenue in the heart of Toronto's downtown west, the property boasts an impressive 37 ft of frontage along Queen St. W and 120 ft on Lansdowne Ave. The Property currently offers an end-user the opportunity to occupy the ground and lower level for their own use, or for an investor to acquire the property and lease the retail premises to a new tenant.

Address	1464 Queen Street West, Toronto
Frontage	37.77 ft along Queen Street West 120.20 ft along Lansdowne Avenue
Land Size	4,542.37 sf
Building Size	Lower Level: 2,638 sf Ground Floor Retail: 2,638 sf Residential: 5,276 sf Total GLA: 10,552 sf
Unit breakdown	Third Floor: 1-Residential Apartment Second Floor: 2-Residential Apartment - Leased Retail Ground & Lower Level Floor: Available
Parking	4 spaces at rear
Zoning	CR 2.5 (c1.0; r2.0) SS2 (x1766)
Land Use	Mixed Use Areas
PIN	213030058
Legal Description	PT LT 1 PL 453 PARKDALE AS IN OD42036 EXCEPT THE EASEMENT THEREIN; CITY OF TORONTO
Total Renovation Budget Spent	\$1.65 Million
Asking Price	\$4,595,000 \$4,300,000

Survey

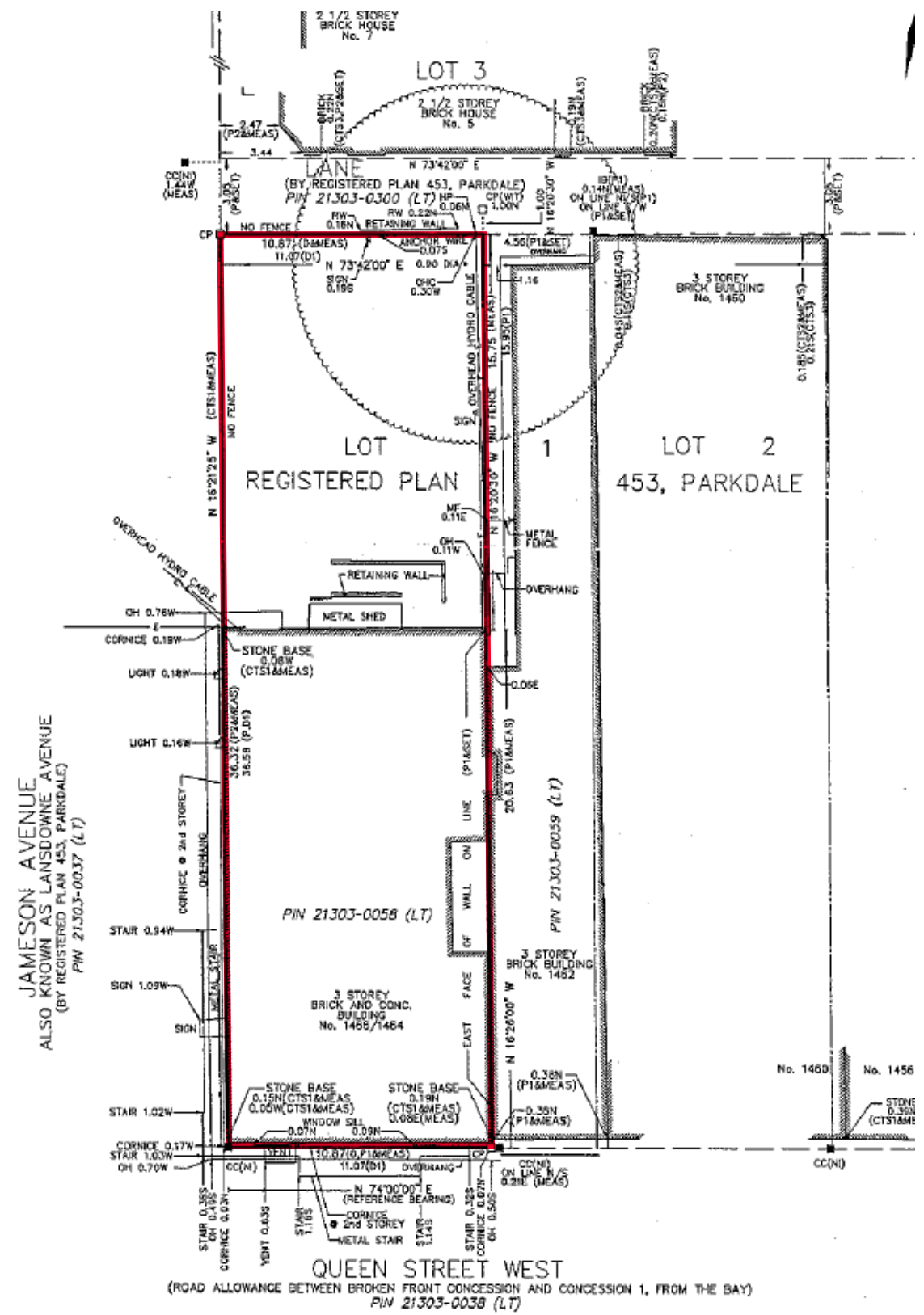


Photo Gallery

Residential Unit 1

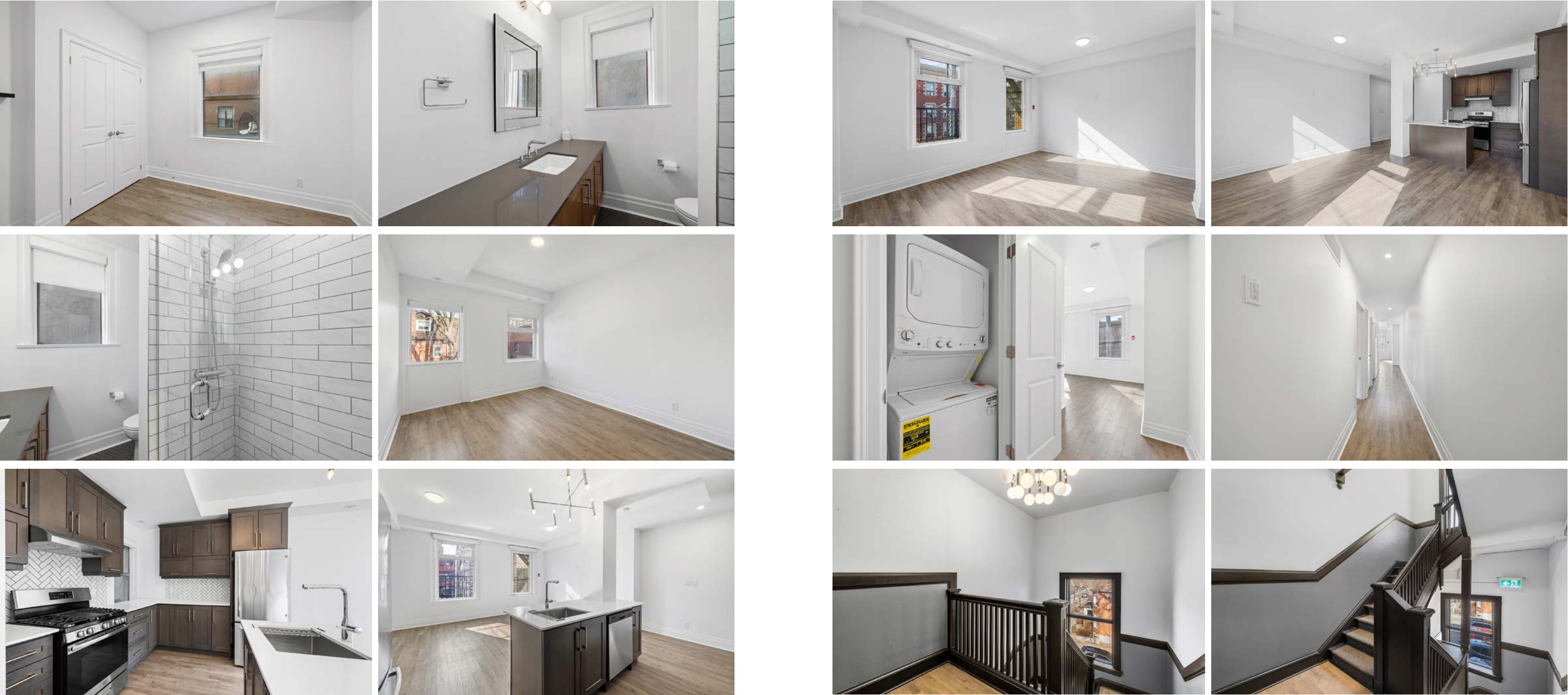
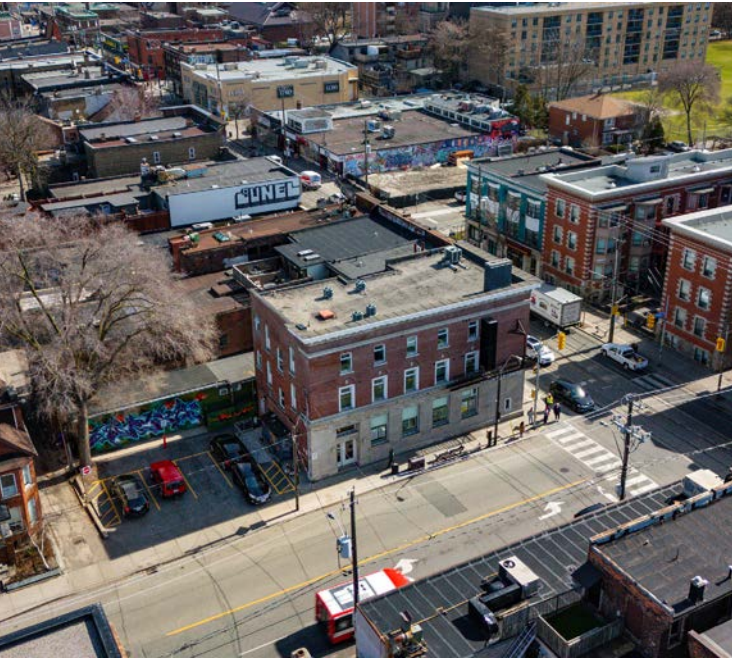


Photo Gallery

Commercial Unit



Exterior Photos



SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 1464 Queen Street West, Toronto, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers should be received on the Vendor’s form and will be reviewed on an as received basis.

PRICE

The Property is offered for sale at a price of ~~\$4,595,000~~ \$4,300,000.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Joel Goulding & Simon LeFave
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada

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