

Live/Work - Investment Opportunity
1306 Queen St. East, Toronto



Mixed Use - Commercial/ Residential Property



BUILDING DETAILS

| | |
|----------------------|--|
| Building Size : | 4,660 sq. ft. (above grade) 5,760 sq. ft. (incl bsmt & terrace) |
| Lot Size: | 20.00' x 110.00' |
| Parking: | 3 car built-in garage/utility rooms |
| Realty Taxes (2018): | \$21,442.46 |
| Zoning: | CR 2.5 (c1.0; r2.0) SS2 (x2224) |
| Legal Description: | PCL A-1 SEC M381; PT LT A PL M381 TORONTO PT 1, 66R16441 |
| Asking Price: | \$3,250,000.00 |

PROPERTY HIGHLIGHTS

- ◆ Ideal for a Professional Couple with a boutique Specialty Firm with or without Children for a fabulous Live/Work environment.
- ◆ Corner property on Queen St E in beautiful Leslieville offers excellent visibility and natural light.
- ◆ Excellent quality , recently installed, improvements throughout including many built-ins, secluded terrace and fireplace.
- ◆ Three built in garage/utility rooms with direct access from the street offer exceptional opportunities for many uses.
- ◆ 2 units can be used separately. Each units has their own entrance and mechanicals.
- ◆ Streetcar stop and bike share at front door, easy access to Lakeshore Blvd. and downtown.

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BOSLEY
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BUILDING OCCUPANCY

The property was purchased in 1992 by the current owners and since then the existing 3 storey rear addition has been added and the entire building has been remodelled to create one of the best examples of Live/Work space in Toronto. Unlike most mixed-use commercial/residential buildings that sacrifice one use for the other, this corner location allows each unit to be completely private and independent with welcoming separate entrances, and abundant natural light for both space. The rear residential unit maintains a connection to the neighbourhood with views down Alton Avenue while the front commercial offices enjoy main street exposure to vibrant Queen E.

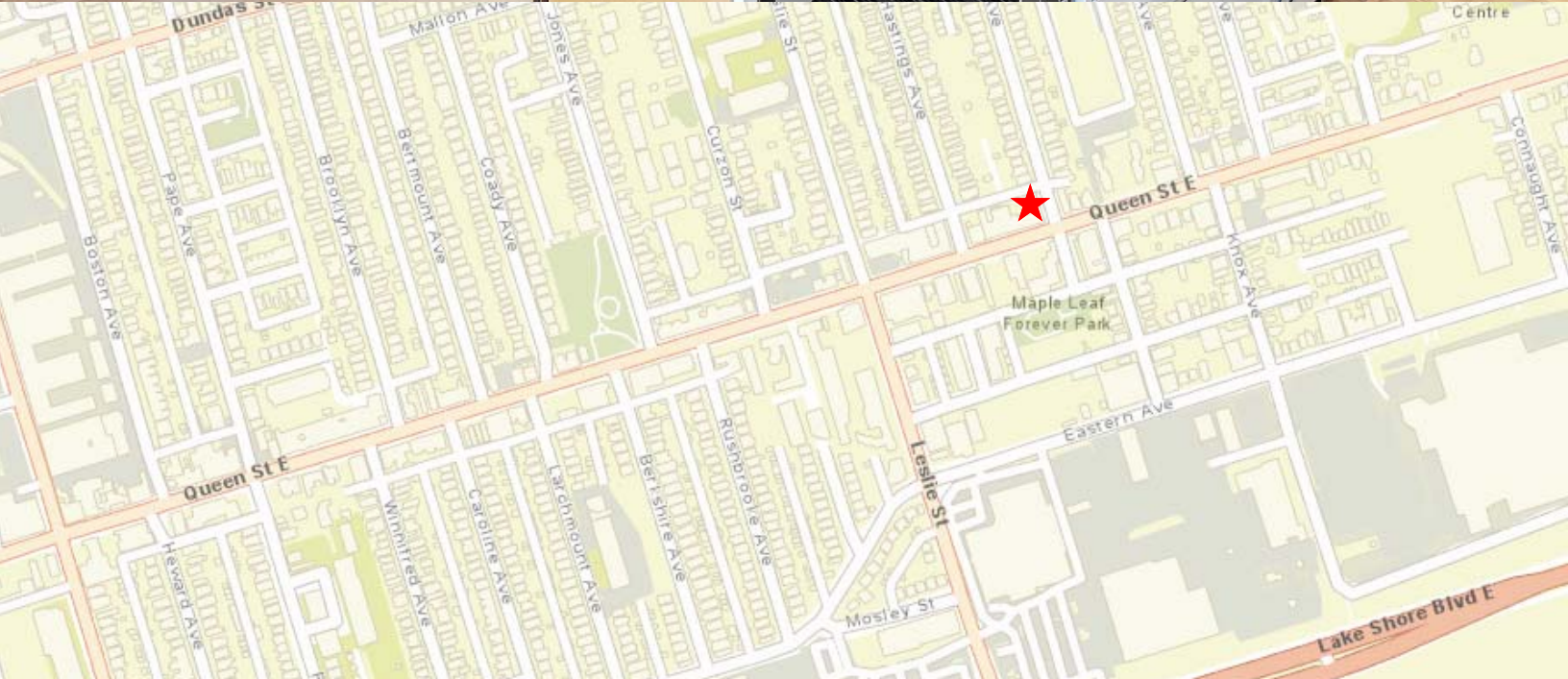
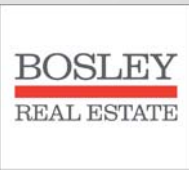
PROPERTY SUMMARY

The property has gone through extensive renovation over the past decade with waterproofing of the basement and installation of Velux skylights completed in 2009. Replacement of all doors and windows with fibreglass products in 2010, and new roof, furnaces, A/C units and exterior stucco and the replacement of most washroom fixtures & master bathroom shower and remodelling of the terrace including new decking, planters and pergola between 2011 and 2014. Please contact the listing agent for a complete list of improvements

AREA SUMMARY

1306 Queen Street East is located in the Leslieville neighbourhood - one of the most desirable areas in the city. The area has experienced an incredible transformation in recent years with the construction of mid-rise condo's in the immediate vicinity and many new restaurants, bars and retail along Queen St E. The property offers easy access to walking and bike trails along Lake Ontario and major transportation arteries to the downtown region and highways. The 501 Queen Streetcar stops directly in front of the building and a bike share station is located along the east edge of the property.

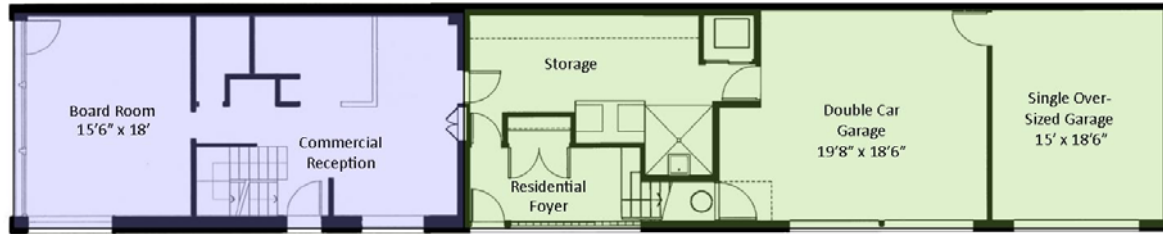
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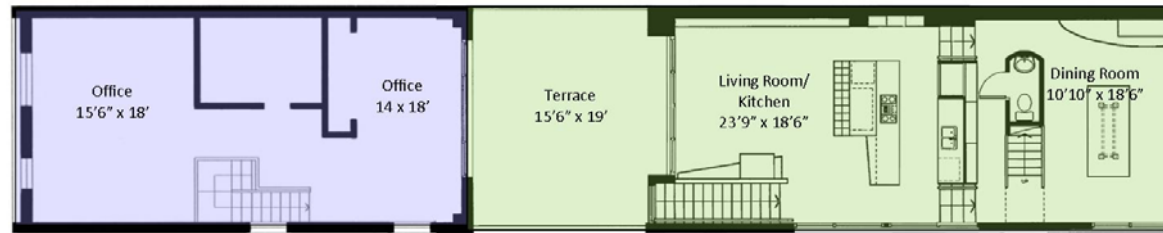
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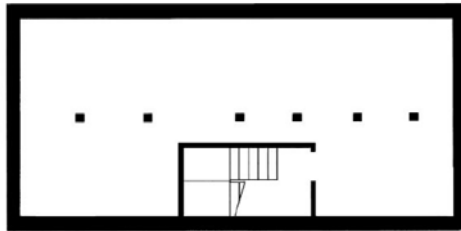
Main Floor (2,020 sq. ft.)



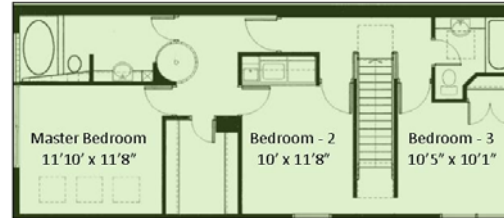
Second Floor (1,720 sq. ft. + 300 sq. ft. Terrace)



Basement (800 sq. ft.)



Third Floor (920 sq. ft.)



Please note: Measurements may not be 100% accurate. Floor plans are provided as a convenience and to be used as a guideline only.



Don Mulholland, CCIM

Sales Representative

Vice-President - Commercial Division

Direct: 416-569-2785

dmulholland@ccim.net

Bosley Real Estate Ltd., Brokerage

1108 Queen St. West

Toronto ON M5S 2K3

Office: 416-530-1100