

# FOR SALE

68 ABELL STREET UNIT 5



PRIME QUEEN WEST  
OPPORTUNITY

**BOSLEY**  

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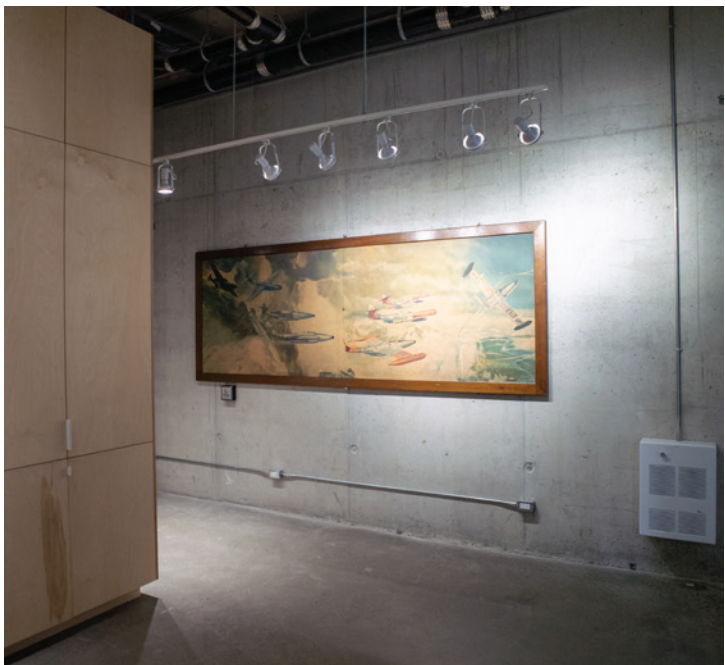
**COMMERCIAL**



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# THE BUILDING



Opportunity to own a ground level newly renovated commercial space steps to queen w at an affordable price. This main floor handicapped accessible unit is tucked in the back of "The Epic Condos" steps to a landscaped courtyard. Configured as open space, with custom cabinetry throughout, kitchenette, 2 pc. Washroom and new plumbing, recently installed heating system and gleaming polished concrete floors. Owner has access to all residential amenities.



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# FEATURES

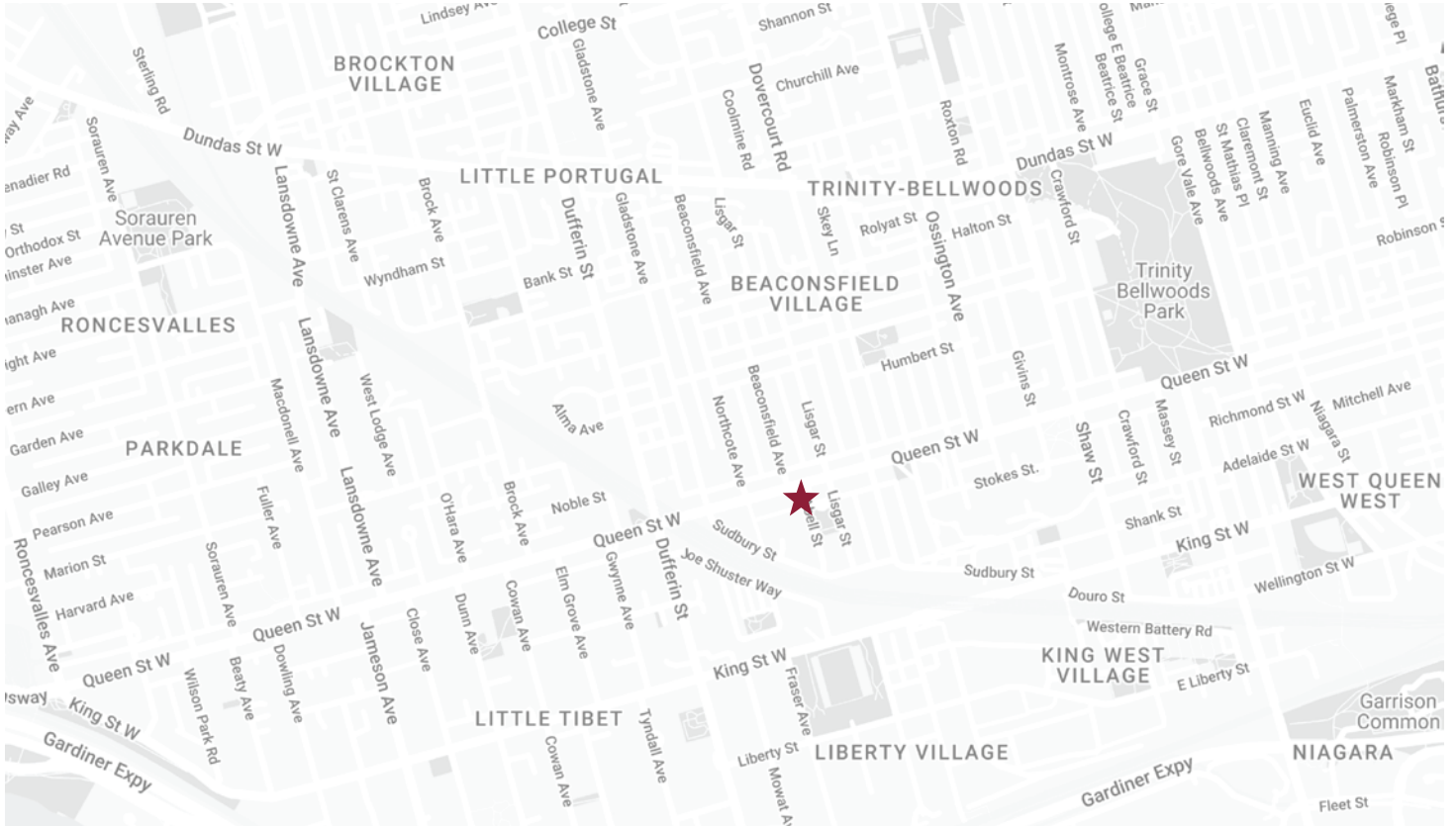
<b>CIVIC ADDRESS</b>	68 Abell Street Unit 5, Toronto
<b>SALE PRICE:</b>	\$298,500
<b>PROPERTY TAXES:</b>	\$3504.25 /2023
<b>CONDO MAINT. FEES:</b>	\$109.27/month
<b>LOT SIZE:</b>	15.19 x 21.35 ft.
<b>BUILDING SIZE:</b>	310 sq. ft.
<b>OCCUPANCY:</b>	Vacant Possession
<b>CROSSROADS:</b>	Queen W And Douvercourt
<b>ZONING:</b>	COMMERCIAL



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# LOCATION



WALK SCORE\*

**96**

TRANSIT SCORE\*

**100**

BIKE SCORE\*

**55**

BUILDING AREA  
310 SQ.FT



LOT DIMENSIONS  
15.19 X 21.35 FT.



PROPERTY DESCRIPTION  
COMMERCIAL



LOCATION  
LITTLE PORTUGAL

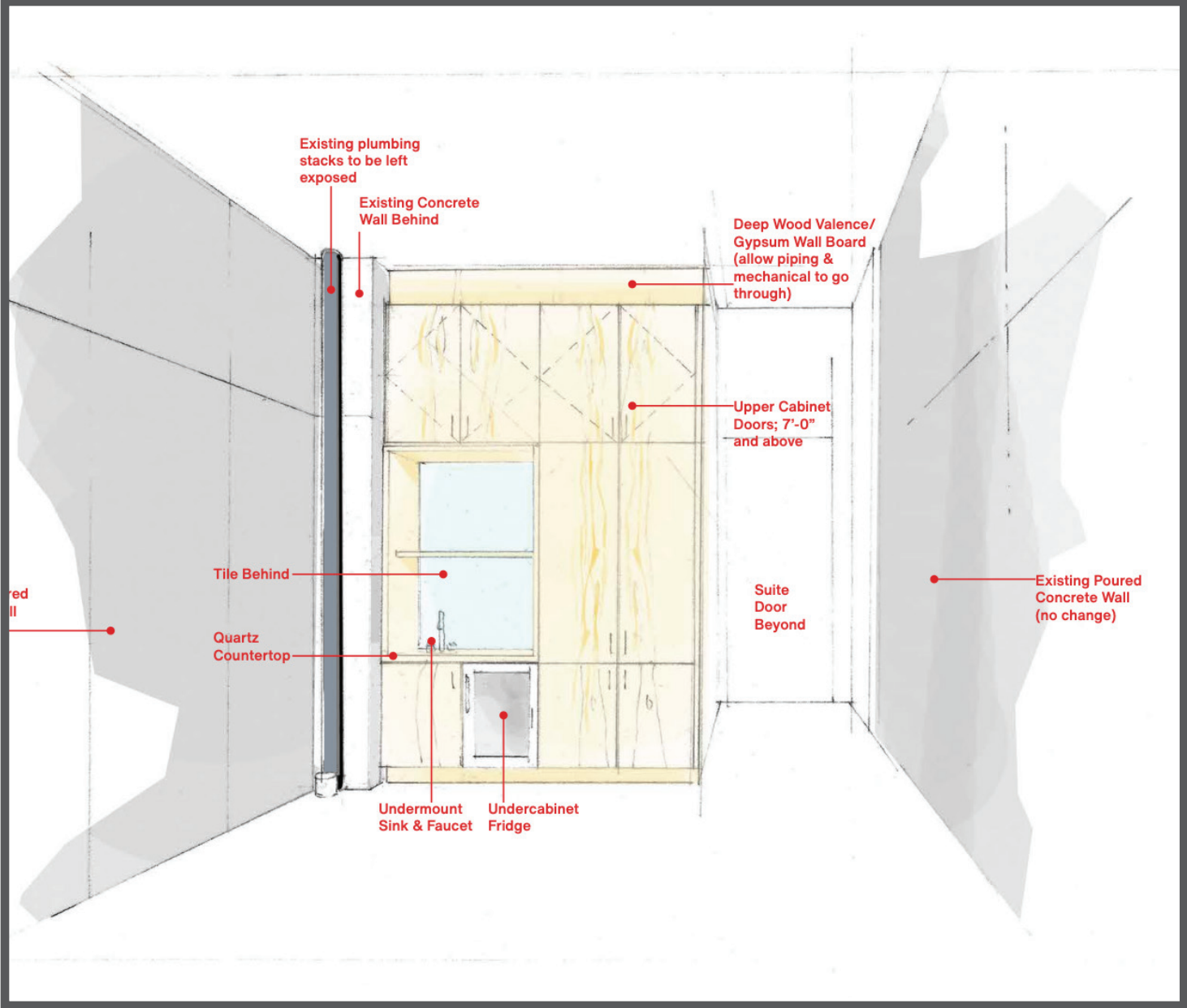


PROPERTY TAXES  
\$3504.25/2023





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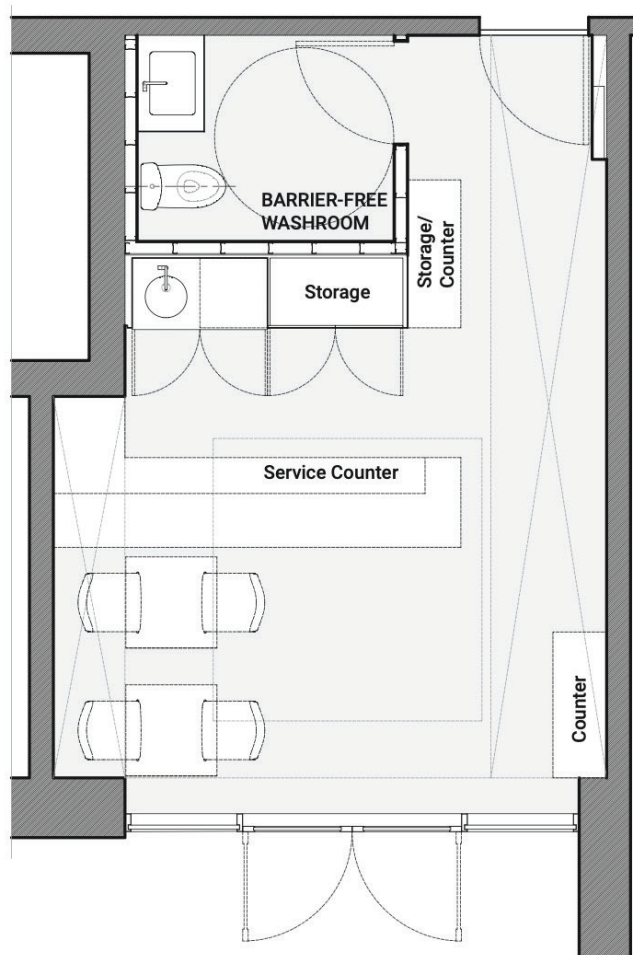
GreenP parking on Abell



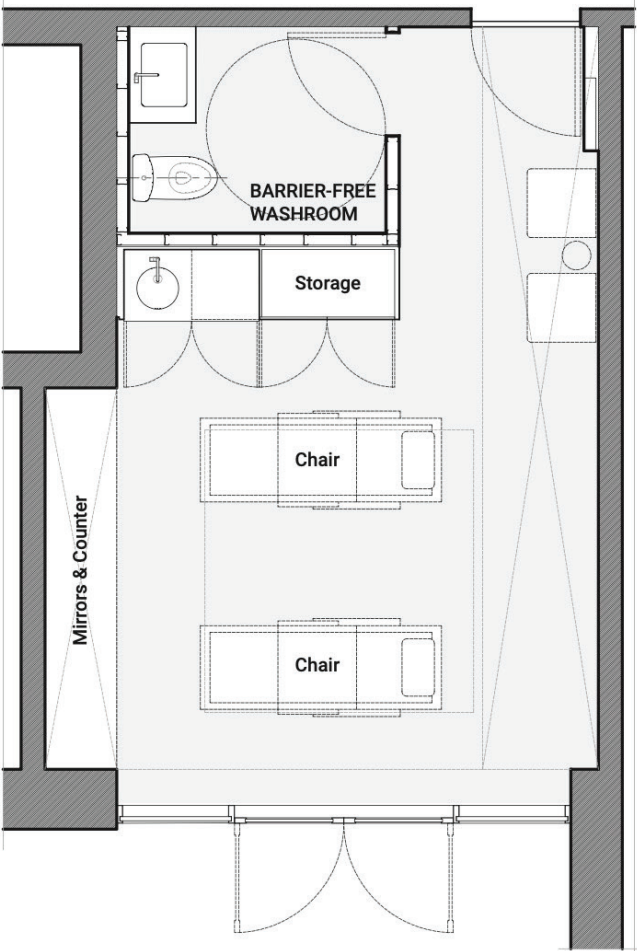
Short walk to to Queen St W. streetcar.

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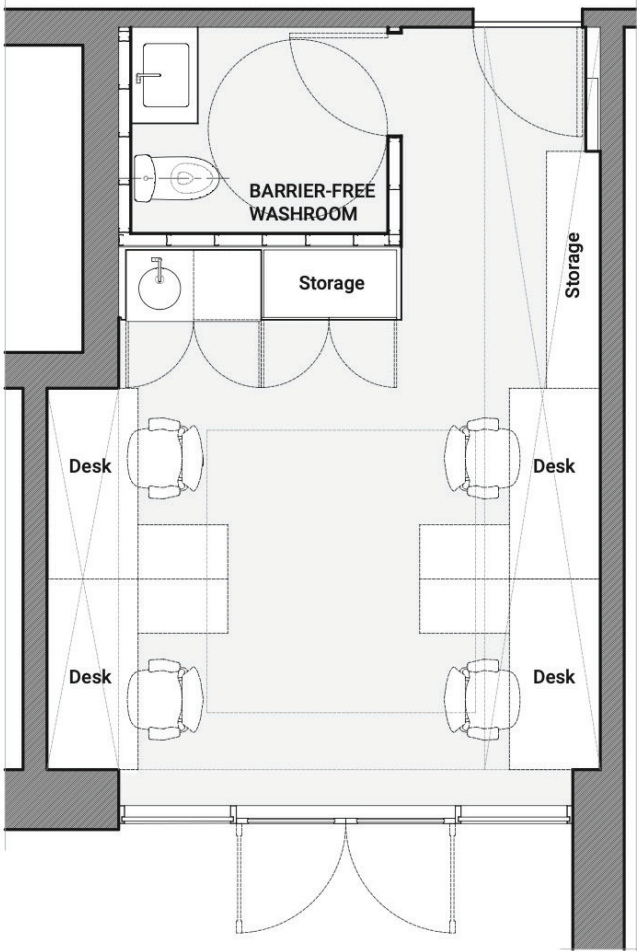
# FLOORPLANS



CAFE / BAKESHOP



SALON



OFFICES / STUDIO

# CONTACT FOR MORE INFO



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# BOSLEY

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\* [HTTPS://WWW.WALKSCORE.COM/SCORE/1153-QUEEN-ST-W-TORONTO-ON-CANADA](https://www.walkscore.com/score/1153-queen-st-w-toronto-on-canada)

\*\* COMMUNITY DEMOGRAPHICS (ACCORDING TO GEOWAREHOUSE)