


For Sale



 **JLL** SEE A BRIGHTER WAY

**1608-1610 Queen Street East,
Toronto ON**











2 Stores + 4 Apartments with 40 FT of Frontage

The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. is pleased to present an opportunity to acquire a mixed-use retail and residential asset located at 1608-1610 Queen Street East (the “Property” or “Site”). Centrally positioned at the border of Leslieville and the Beaches, the Property offers 40 feet (“FT”) of Queen Street frontage, with direct transit access via Coxwell Station along TTC Line 2, and Woodbine Beach just 500 meters to the South.

1608-1610 Queen Street East is improved with a two (2) storey mixed-use asset, totalling 5,968 square feet (“SF”), comprised of two (2) commercial units at grade and four (4) residential units. The Property is fully occupied, with a weighted average lease term (“WALT”) of 4.4 years, offering stable in-place holding income and future rental upside. The Property’s strategic positioning along Queen Street East offers significant long-term redevelopment potential, with the opportunity to scale through the assembly of the adjacent parcels of land.

Salient Details

 5,400 SF GLA	 5,619 SF Site Area	 40 FT Frontage	 140 FT Depth	 Mixed Use Areas Official Plan
 100% Occupancy	 2,700 SF Residential Area	 2,700 SF Commercial Area	 4.4 Years WALT	 CR Zoning



Investment Highlights



Premier location

The Property offers excellent visibility and exposure along Queen Street East, with 40 FT of frontage, located just steps from the Queen-Coxwell intersection.



Secure holding income

100% occupied, the Property is comprised of two (2) commercial units and four (4) residential units offering stable in-place cash flow.



Transit oriented

The Site's location offers excellent transit connectivity, located less than 2 km south of Coxwell TTC station on Line 2 and serviced by the regular streetcar service along Queen Street East, with a stop located 30 meters east at the intersection of Queen Street East & Coxwell Avenue.



Intensifying area

The surrounding area is experiencing rapid intensification with over 1,300 multi-residential units either planned or under construction. With numerous developments underway, this area is poised for significant growth and revitalization.



Future redevelopment potential

The Site is strategically situated in proximity to the downtown core with assembly potential of the adjacent parcels of land, offering a "Land Bank" opportunity well positioned to capitalize on future infill development.



Location Overview Leslieville

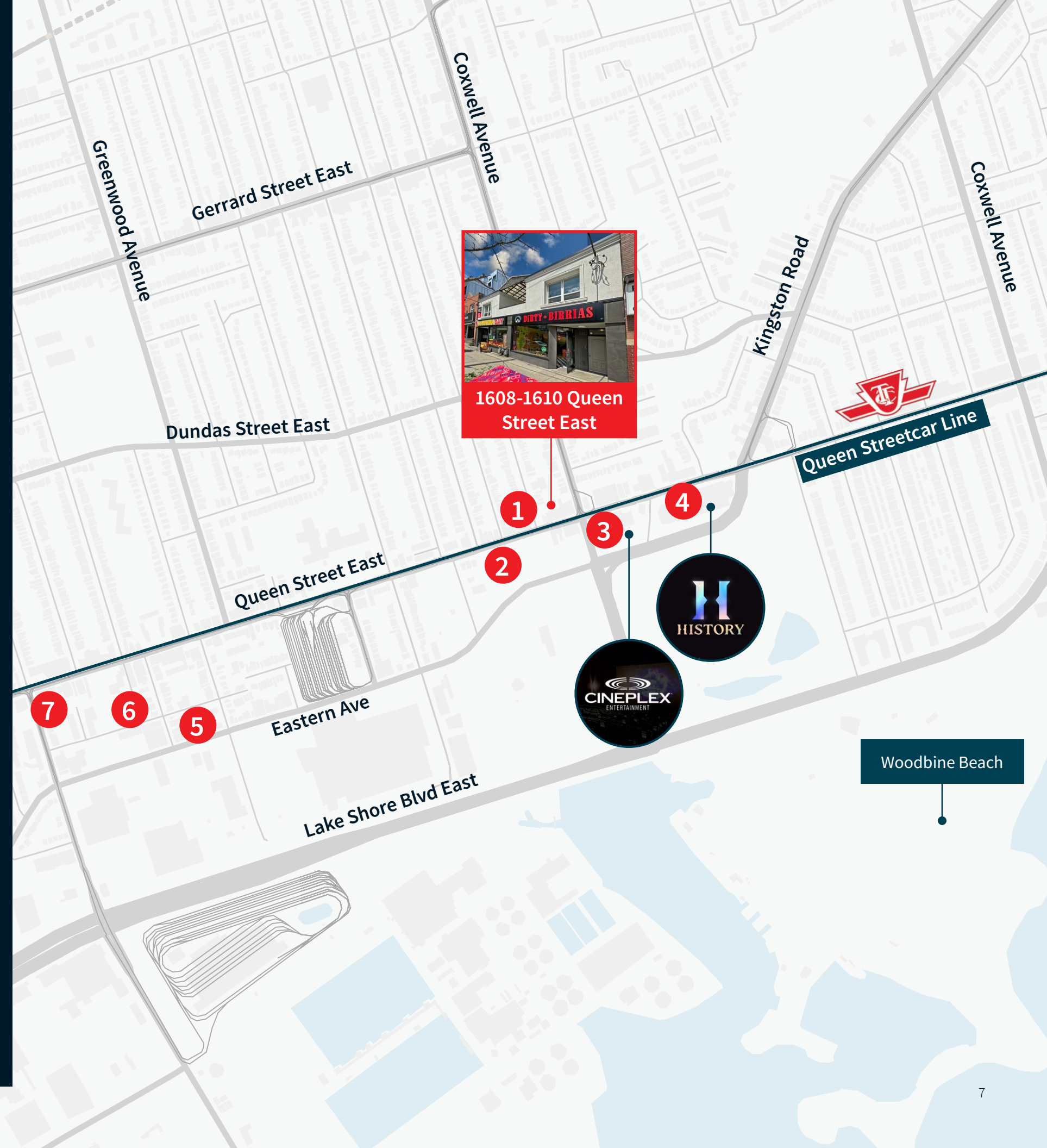
Located just east of Downtown Toronto, Leslieville is a coveted suburban area with a flourishing economic environment and seamless connectivity to major transportation routes. The area boasts a diverse and dynamic community with vibrant neighbourhoods enriched with a wealth of amenities. Conveniently situated around five-star dining, entertainment venues, schools, and abundant green spaces, including proximity to Woodbine Beach, which is only a five-minute walk away, the opportunities for outdoor recreation are endless.

The region is experiencing an explosion of gentle densification, nearly exclusively in the form of mid-rises, mainly concentrated along major arteries such as Queen Street. With seven (7) active development projects totalling 1,395 units in the immediate vicinity, Leslieville has emerged as a magnet for businesses and residents seeking a vibrant and authentic urban lifestyle. The Property's strategic location allows for easy access to the Greater Toronto Area for residents and commuters and is less than 15 minutes away from downtown Toronto, offering convenience for both work and leisure.

Nearby developments

1. 1594 Queen Street E – 30 Units
2. 1555 Queen Street E – 550 Units
3. 1631 Queen Street E – 279 Units
4. 1684-1702 Queen Street E – 91 Units
5. 80 Knox Avenue – 180 Units
6. 52 Laing Street – 120 Units
7. 77 Leslie Street – 145 Units

Total of 1,395 units





Financing and offering process

Free and clear

The Property will be offered for sale free and clear of existing financing.

Offering process

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. All inquiries about the Property should be directed to the attention of the team below.

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