



For Sale: 3-Storey Mixed-Use

106 Queen Street E

User and/or investor opportunity in the heart of Downtown Toronto

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

106 Queen Street E

3-storey mixed-use building located at Queen Street E and Jarvis Street in the heart of Downtown Toronto.



Building Size

2,903 SF - Above Grade
+ 796 SF - Basement
+ 400 SF - Rear Studio Apartment
Frontage: 16' Depth: 100'

Asset Type

Ground Floor

- Restaurant Tenant

2nd/3rd Floor

- Vacant
- Usable as office/commercial or residential



Listing Price

\$1,999,999



Zoning

CR4.0 (c2.0, r4.0)

Height

16.0 M



Listing Agent

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Virtual Tour**

Property Highlights

- **User / Investor Opportunity!**
 - Turnkey 3-storey mixed-use building
 - Ability to occupy renovated 2nd and/or 3rd floor with either Commercial or Residential uses
- **Transit-oriented location:** walk to Yonge subway line and is along Queen streetcar line
- **Improved Neighbourhood:** adjacent to new condo developments, George Brown College and St Lawrence Market



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Location Highlights

106 Queen St E is positioned just east of Toronto's downtown core, offering exceptional walkability and seamless transit connectivity near the Queen streetcar and major urban routes. The location provides immediate access to everyday conveniences, boutique shops, and a diverse selection of nearby dining options. The neighbourhood blends historic architectural character with a dynamic urban atmosphere, reflecting the ongoing growth and revitalization of the east-downtown corridor. This property presents a prime, high-profile opportunity, with excellent exposure to both pedestrian and vehicular traffic in a bustling city setting.

What's Nearby

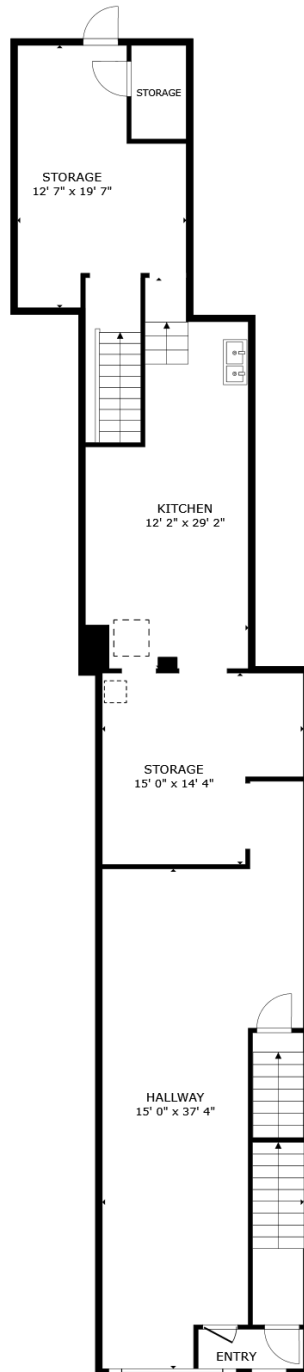
- Toronto Eaton Centre
- George Brown College
- St. Lawrence Market
- Toronto Old City Hall
- Nathan Phillips Square

106 Queen Street E

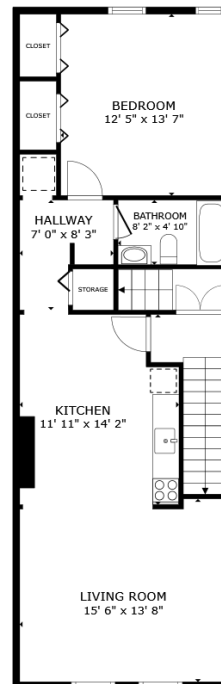
Floor Plan



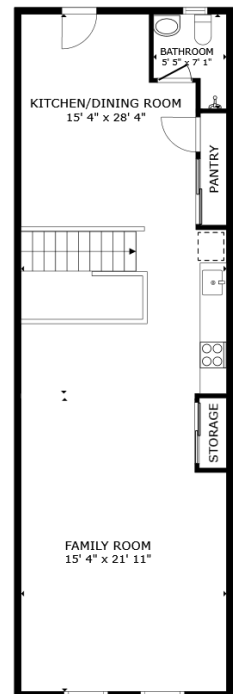
Basement
796 SF



Ground Floor
1,356 SF



2nd Floor
772 SF



3rd Floor
775 SF

106 Queen Street E

Zoning and Permitted Uses



Zoning

Commercial Residential

CR 2.0 (c2.0; r4.0) SS1 (x1920)

Height = 16.0M



Permitted Uses (Partial List)

Use - CR Zone:

(A) The following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

- Art Gallery
- **Artist Studio**
- Automated Banking Machine
- Financial Institution
- Massage Therapy
- **Production Studio**
- **Veterinary Hospital**
- Wellness Centre

(B) The following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

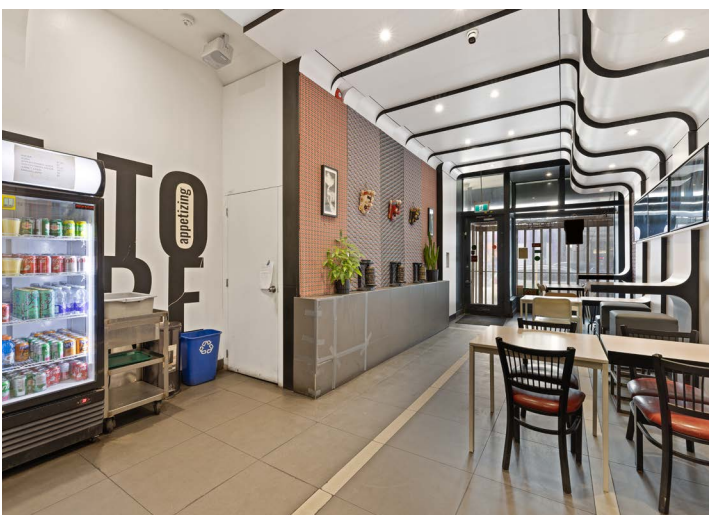
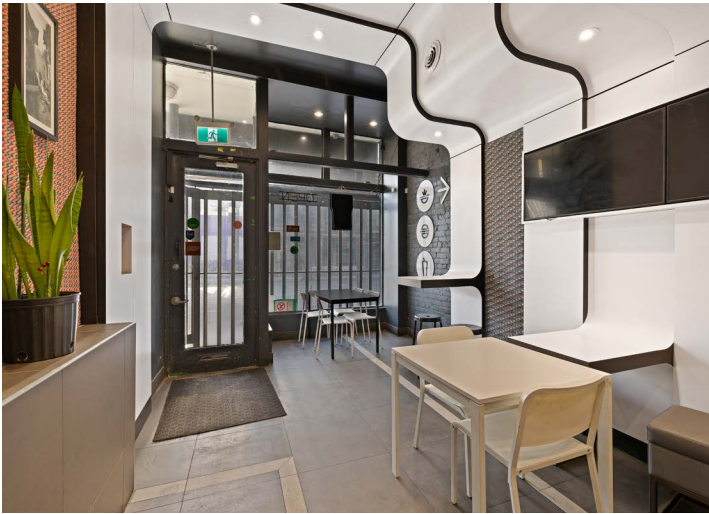
- Dwelling Unit in a permitted building type in Clause 40.10.20.40
- Hospice Care Home
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- **Student Residence**

(C) Permitted Use - with Conditions:

- Amusement Arcade (23, 47)
- Club (1)
- Custom Workshop (16)
- Day Nursery (27)
- **Eating Establishment (1,33)**
- Entertainment Place of Assembly (1, 46)
- Hotel (4)
- Laboratory (15)
- Nightclub (2)
- Outdoor Patio (21)
- Place of Assembly (1, 29)
- Place of Worship (40)
- Private School (28)
- Public Parking (7,8,9,10,11)
- Public School (28)
- Public Utility (54,57)
- **Recreation Use (1, 46)**
- Renewable Energy (56)
- **Retail Service (17)**
- **Retail Store (5)**
- **Service Shop (6)**
- Sports Place of Assembly (46)
- **Take-out Eating Establishment (1)**
- Transportation Use (55)
- Vehicle Dealership (26)
- Vehicle Service Shop (13,39)

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Gallery - Ground Floor: Restaurant Tenant



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Gallery - 2nd Floor: Vacant, commercial / residential



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Gallery - 3rd Floor: Vacant, commercial / residential



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