

2004 Queen Street E

The Beaches | Toronto, Ontario

Lennard:



For Sale: Mixed-Use Streetfront Retail

For more information
please contact:

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Property Highlights

Secure, predictable income

- Anchored by A&W, one of Canada's most recognized national QSR brands.
- Lease in place with no rollover until 2036, providing long-term income certainty.
- Includes two 5-year renewal options for added tenancy stability.

Low risk, low management

- Absolute NNN lease – tenant pays all property taxes, insurance, and maintenance.
- Passive ownership structure

Premier Beaches location

- Located in Toronto's Beaches neighbourhood, one of the city's most established and desirable areas.
- Surrounded by a strong retail mix including national brands and top-performing independents.
- Exceptional street frontage and high foot traffic support long-term tenant demand.

Renovated asset with build-to-suit addition

- The property has been fully renovated, including a purpose-built rear addition for A&W.
- Modernized layout and updated infrastructure reduce near-term capital requirements and support tenant retention.

Residential component

- Includes an upper-level 2-bedroom apartment to be delivered vacant on closing.
- Offers income diversification and future rental or repositioning flexibility.

Built-in income growth

- Commercial lease includes contracted rent escalations, offering natural income growth and inflation protection.

Strong national covenant

- A&W Restaurants operates 1,000+ locations across Canada.

Ideal for long-term investors

- A highly secure, low-maintenance investment in a blue-chip Toronto location.
- Combines credit tenancy, passive structure, and long-term neighbourhood value — ideal for capital preservation and steady income.

Flexible financing available

- Vendor Take-Back (VTB) mortgage available to qualified purchasers.

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Property Overview

Building Area

Retail	2,000 SF
Residential (2 Bedroom Apartment)	800 SF
Total Building Area	2,800 SF

Frontage

25.66 FT

Depth

120.00 FT

Parking

2 Spaces
1 Commercial, 1 Residential

Zoning

CR - Commercial Residential

Legal Description

PT LT 8 PL 5E TORONTO AS IN
CA650246; T/W CA650246; CITY
OF TORONTO

Pin

210040315

\$ Sale Price
Call Listing Agent

Taxes (2024)
\$27,708



Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

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Property Photos



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Offering Guidelines & Terms of Engagement

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained to sell the following Property by its owners, We The Beach Inc. (the “Vendor”):

2004 Queen Street E.

The Property is to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been obtained from the Vendor or Advisor or any other related person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale.

The Property will be sold free and clear of debt. The objective of the Vendor is to maximize proceeds while preference will be given to offers with limited conditionality and a timely closing. *Offers will be reviewed on an as received basis.*

Asking Price:

Call Listing Agent