



For Sale: Investment/Owner Occupier Opportunity

## 2006 Queen Street E

Outstanding investment opportunity or ideal owner-occupier property located in the vibrant heart of The Beaches!

**Lennard:**

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# 2006 Queen Street E

Street-front retail and office investment opportunity on Queen Street East



## Building Area

Ground Floor: 1,550 SF

Second Floor: 1,200 SF

Third Floor: 600 SF

Basement: 1,550 SF

Total GFA: 4,900 SF



## Legal Description

PT LT 7-8 PL 5E TORONTO AS  
IN CT704330;  
S/T & T/W CT704330;  
CITY OF TORONTO



## Asking Price

**\$2,100,000**

Property Taxes (2024)

**\$26,973.09**



## Listing Agents

**Adam Bronson\***

Senior Vice President

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## Site Area

**0.04 acres**

Frontage

**14.75 ft**



## Zoning

**MCR - Mixed Use**

**Commercial Residential**

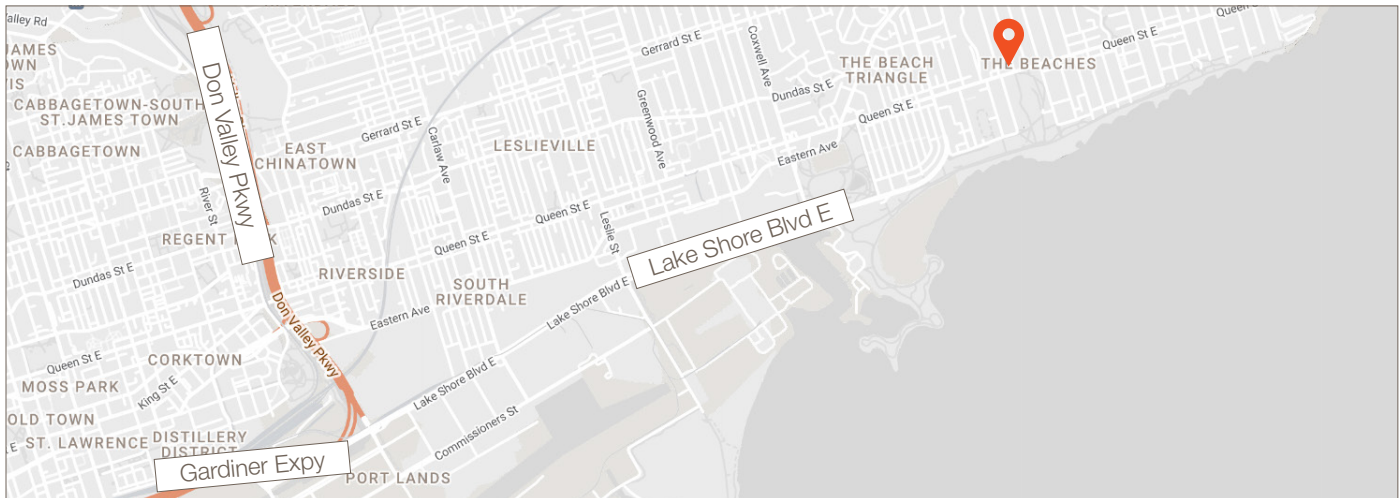
## Property Highlights

- Well located street front property in the heart of The Beaches community in Toronto
- Investment or owner occupier property
- Main floor occupied by well established long-term restaurant tenant
- Second & third floors consist of shared space with 7 private offices
- Great income producing asset with upside and flexibility (all tenants are month-to-month)
- Adjacent to Kew Gardens, Lake Ontario and popular beaches
- Several condominium developments in the area
- Abundant area amenities including restaurants, cafes, shopping, parks and trails
- Neighbouring tenants include A & W and Tim Hortons

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## Location Map and Property Photos

- Easy access to the Don Valley Parkway, Gardiner Expressway & Lakeshore Boulevard
- Directly serviced by streetcar along Queen St E. and proximity to multiple TTC routes including future planned Riverside-Leslieville transit station



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## Income & Expenses

Unit #	Tenant	Area (SF)	Expiry Date	Monthly Rent	Annual Rent	TMI	Gross Revenue
Main Floor & Basement	Sunset Grill	3,100	Month to Month	\$9,800.00	\$117,600.00	\$48,746.63	\$166,346.63
Suite 1	Office	-	Month to Month	\$925.00	\$11,100.00	Gross	\$11,100.00
Suite 2-3	Office	-	Month to Month	\$620.00	\$7,440.00	Gross	\$7,440.00
Suite 4	Office	-	Vacant*	\$400.00	\$4,800.00	Gross	\$4,800.00
Suite 5	Office	-	Vacant*	\$300.00	\$3,600.00	Gross	\$3,600.00
Suite 6-7	Office	-	Month to Month	\$1,250.00	\$15,000.00	Gross	\$15,000.00
Total Office Area		1,800					
Total		4,900		\$13,295.00	\$159,540.00	\$48,746.63	<b>\$208,286.63</b>

\* Suite 4 & 5 projected rents for stabilized income calculation.

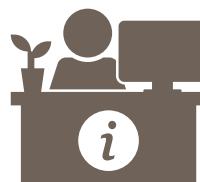
Operating Expenses (2024)	
Property Tax	\$26,973.09
Building Insurance	\$9,299.88
Utility-Water	\$20,547.25
Utility-Waste	\$3,083.27
Office Cleaning	\$2,400.00
Hydro Electricity (Offices)	\$4,242.59
Office Internet	\$1,560.00
Maintenance	\$4,138.04
Enercare Hot Water Tank	\$268.20
<b>Total Operating Expenses</b>	<b>\$72,512.32</b>

Gross Revenue	\$208,286.63
Total Operating Expenses	\$72,512.32
<b>Net Operating Income</b>	<b>\$135,774.31</b>



## Tenant Profiles

Sunset Grill is a Canadian breakfast chain founded on March 20th 1985, with the first location being operated on Queen Street E in Toronto ON. The breakfast chain has since been increasing in popularity and now operates over 100 locations in the provinces of Ontario and Alberta.



The Office Tenants comprise of a diverse range of services predominantly operated by locals living in the immediate or nearby area.

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## Area Amenities & Developments



### Area Developments

1. 1 Rainsford Rd: 6 storey mixed-use residential & commercial (The Riedel Group)
2. 200 Woodbine Ave: 6 storey mixed-use residential & commercial (The Riedel Group)
3. 1884 Queen St E: 6 storey mixed-use residential & commercial (Fieldgate, Hullmark)
4. 73 Woodbine Ave: 5 story residential (Beachwood LP)
5. 1960 Queen St E: 6 storey mixed-use residential & commercial (Reserve Properties)
6. 2000 Queen St E/2 Bellefair Ave: 5 story condominium & townhomes (Reserve Properties)
7. 2024-2040 Queen St E: 6 storey mixed-use residential & retail (Crombie Reit)
8. 2343 Queen St E: 5 story mixed-use residential and commercial (Frank Bernardo)



# Lennard:

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