



**Price
Reduced!**

For Sale: Investment/Owner Occupier Opportunity

2006 Queen Street E

Street-Front Investment Property in The Heart of The Beaches.

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The building can be the location of new restaurant concept, an additional location of an existing brand, or the current tenants can be maintained and the investor will benefit from the cash flow.

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Lennard:

lennard.com

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



Site Area

0.04 acres

Frontage

14.75 ft



Zoning

MCR - Mixed Use

Commercial Residential



Legal Description

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



Asking Price

~~\$2,450,000~~

\$2,299,999

Property Taxes

\$26,973.09



Listing Agents

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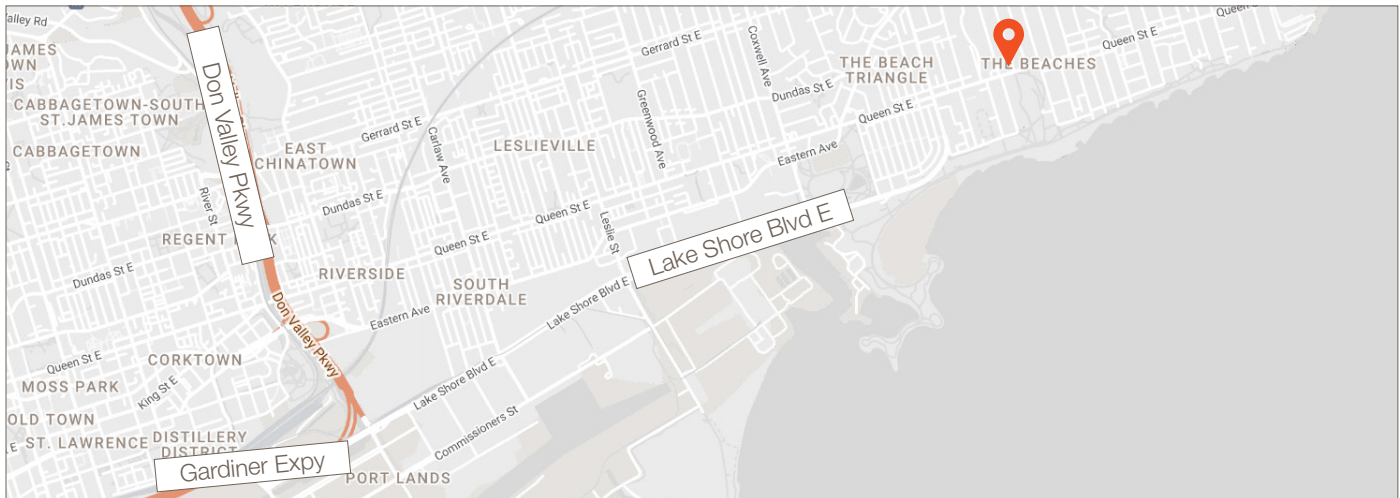
Property Highlights

- 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
- Value based on a 5.9% cap rate
- 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



2006 Queen Street E

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	\$208,286.63

* 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
Total Operating Expenses	\$72,512.32

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



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





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