

1834 QUEEN STREET EAST

Property Details

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|-----------------|---|
| Taxes: | \$15,727.36 / (2020) |
| Lot Size: | 19.49 x 80 feet + R.O.W. |
| Square Footage: | Approx. 1,005 sq. ft. (+ 865 sq. ft. in lower level) in retail space Approx. 890 sq. ft. in each apartment |
| Closing Date: | July 2021 / to be arranged |
| Parking: | Lane parking for 2 cars |

Inclusions: 2 stoves, 2 fridges, Samsung washer and Whirlpool dryer; all existing light fixtures, ceiling fans and window coverings (not belonging to the tenants); 3 ductless air conditioning units (2 require parts); small electric hot water heater for the first floor commercial unit. All chattels shall be in "as is" condition upon closing.

Exclusions: Stained glass windows in commercial space, coat rack in commercial space; any and all artwork and furniture; any and all audio/visual systems.

Rental: 2 natural gas hot water heaters.

West Coast Vibe In The Beach

- Beautifully maintained and updated
- Your chance to own a fantastic mixed-use property on prime Queen East
- Two charming 2-bedroom residential apartments, one tenanted
- Commercial space with a great tenant (successful mortgage broker) already in place
- Live-in or rent-out the second floor unit and watch your investment grow
- Tremendous street exposure just west of Woodbine
- Streetcar at your doorstep
- Shops, cafes, boutiques of Queen and all the amenities of this vibrant community
- A short walk to the Beach, boardwalk, parks & bike trails. Walk everywhere
- Parking for two cars

Commercial Space (Tenant Occupied – Lease Expires Dec. 31 2021)

- Recently renovated
- 1,005 square foot
- Indigenous Larchwood flooring throughout
- Recessed halogen lighting throughout
- Generous sized reception area with porcelain tile feature wall
- Large storefront windows overlooking Queen Street
- Double glass panel doors to private office
- Additional work space area
- Spacious kitchen and eating area with ample storage, bar sink, restored tin ceiling with three pendant light fixtures and access to storage area
- Large 2-piece powder room
- Storage room with rear entry
- Large unfinished lower level for plenty of storage space

2nd Floor 2-Bedroom Apartment (Vacant)

- Laminate flooring throughout
- Front entrance with two large storage closets and painted paneling
- Intimate living room with large decorative fireplace, bay window and ceiling fan
- Spacious eat-in kitchen with large updated window and walkout to covered porch. Separate area with Samsung washer and Whirlpool dryer
- 2 bedrooms with closets and large windows
- Updated 4-piece bathroom with built-in vanity and ceramic sink and framed mirror, tub + shower combination with tile surround

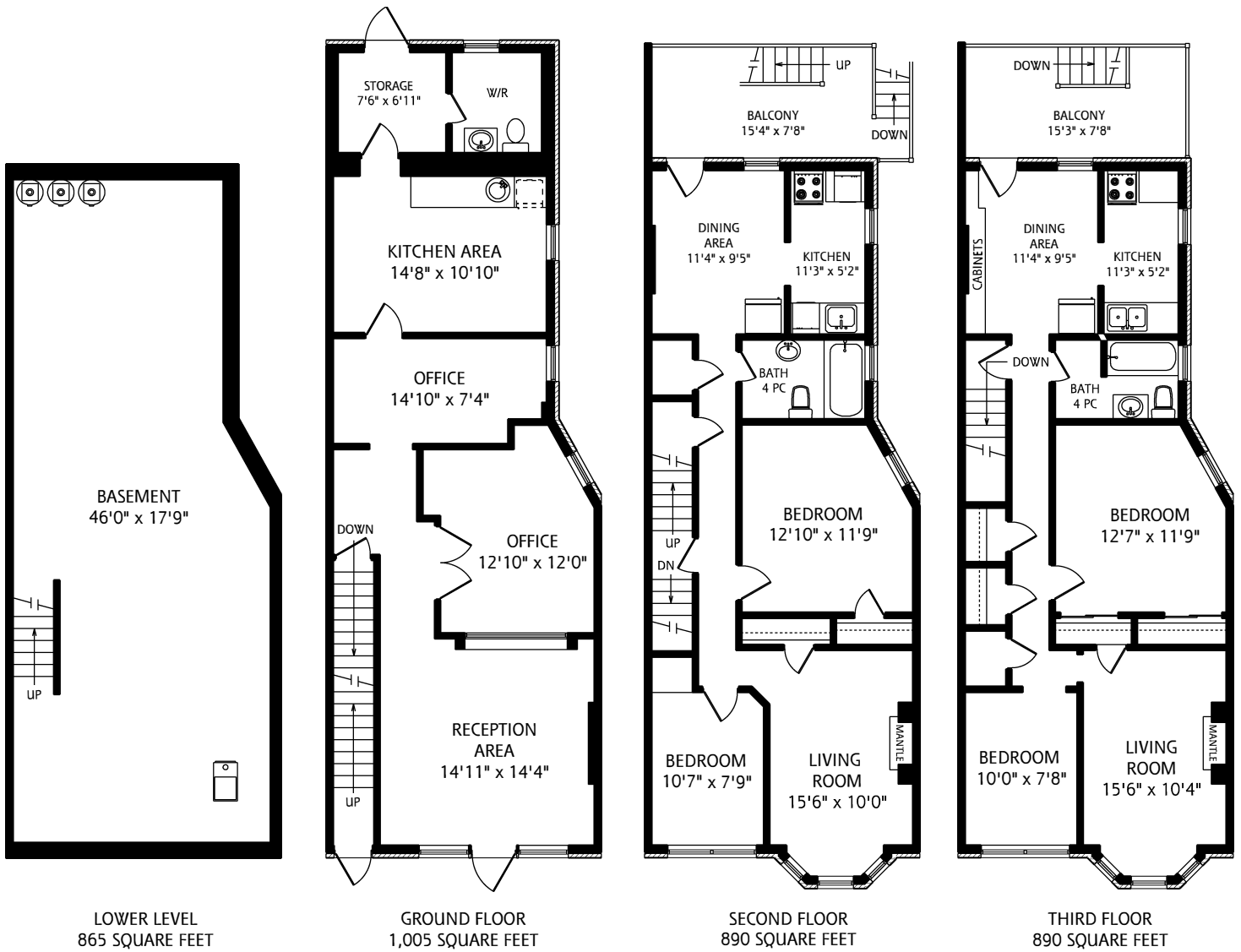
Third floor 2-Bedroom Apartment (Tenant Occupied)

- Laminate flooring throughout
- Front entrance with two large storage closets
- Comfortable living room with large decorative fireplace, large window and ceiling fan
- Spacious eat-in kitchen with ample storage and walkout to covered porch. Separate cooking area
- 2 bedrooms with closets and large windows
- Four-piece bathroom with built-in vanity and ceramic sink and framed mirror, tub + shower combination with tile surround

Mechanicals:

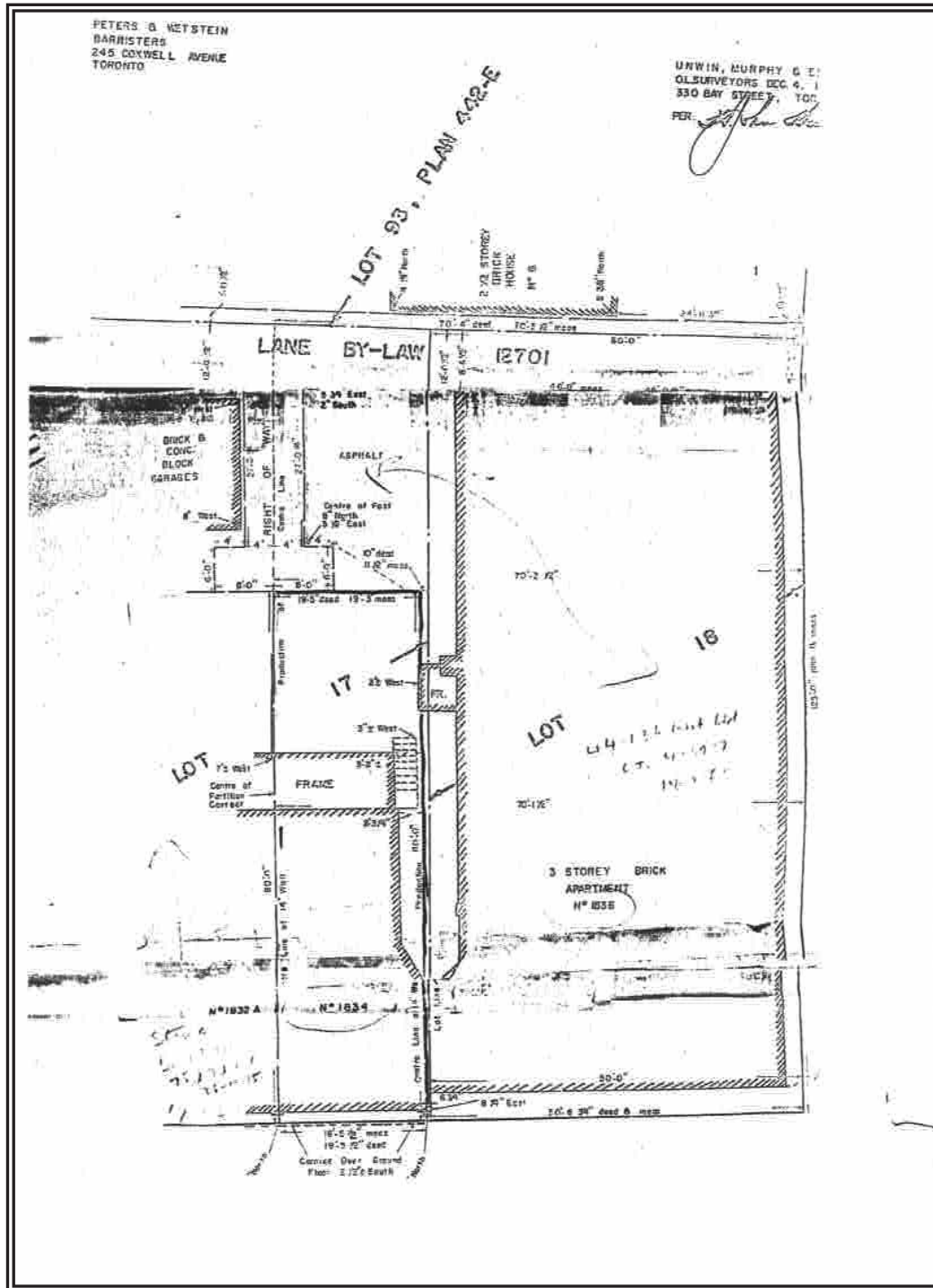
- Ductless air conditioning units (as is condition; some parts needed)
- 4 gas metres: (main floor is off; 2nd floor for hot water tank, 3rd floor for hot water tank & gas stove; and one for the boiler heating system)
- 2 natural gas hot water tanks (rental on each tenant's gas bill for the 2nd and 3rd floors); 1 mini electric hot water tank (owned) for the 1st floor commercial space
- 3 separate hydro metres

For more information regarding this property, please contact Dwayne, Christian, Paul at (416) 960-9995



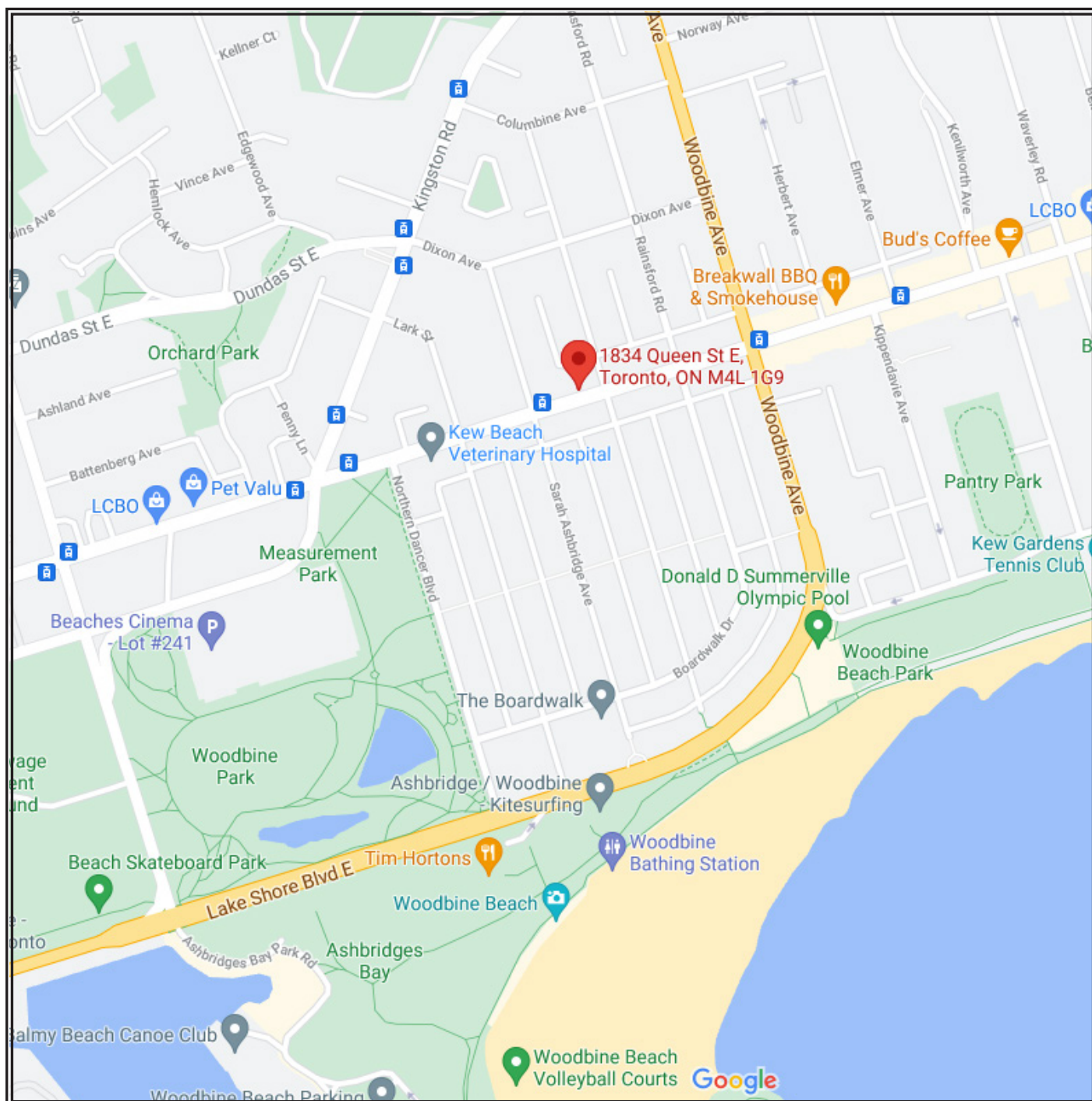
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