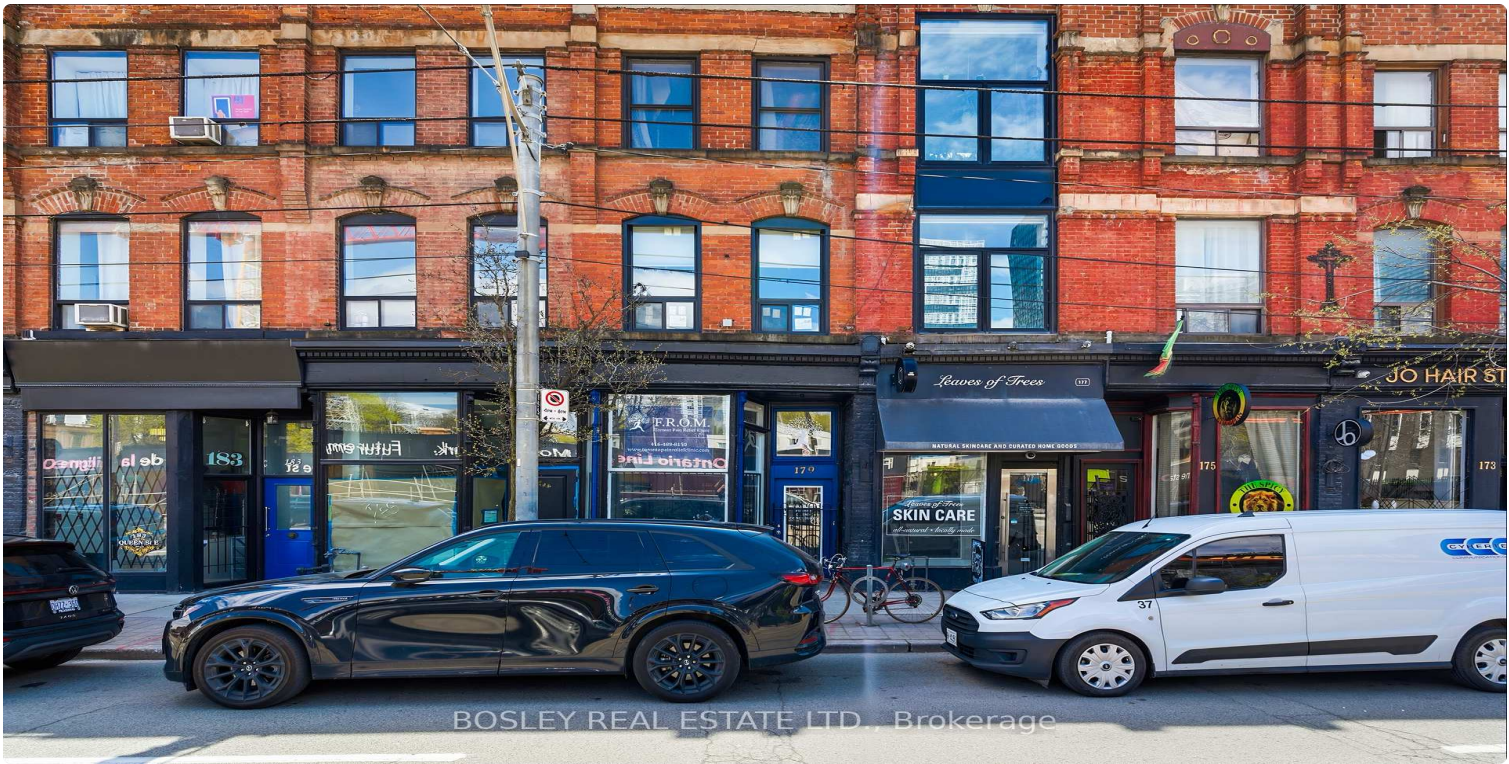




FOR SALE

STORE W APT/OFFICE

MLS# C13477752

179 Queen Street E, Toronto, ON M5A 1S2

Moss Park, Toronto · M5A 1S2

C\$ 1,599,000

0	4	3,027	—	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

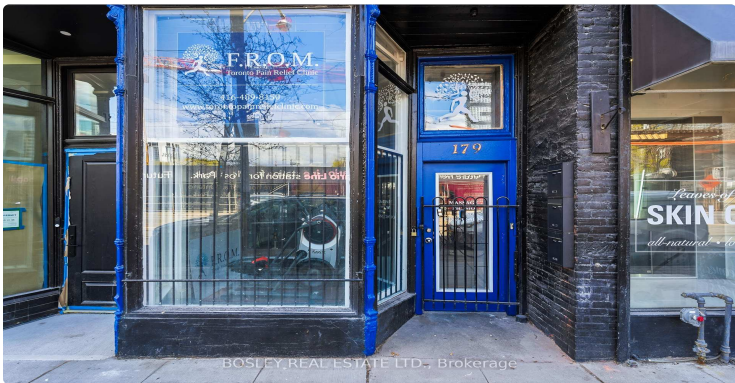
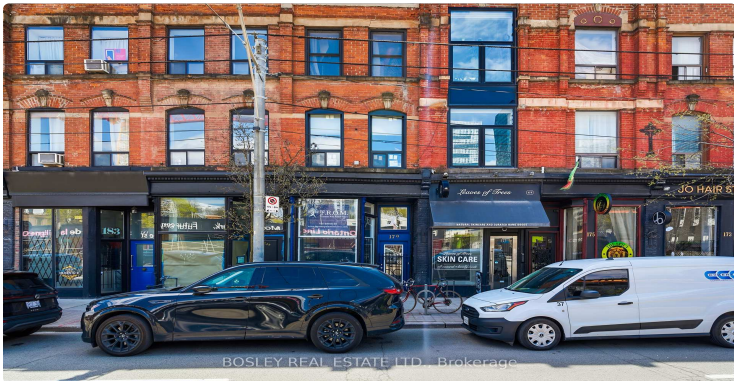
ABOUT THIS PROPERTY

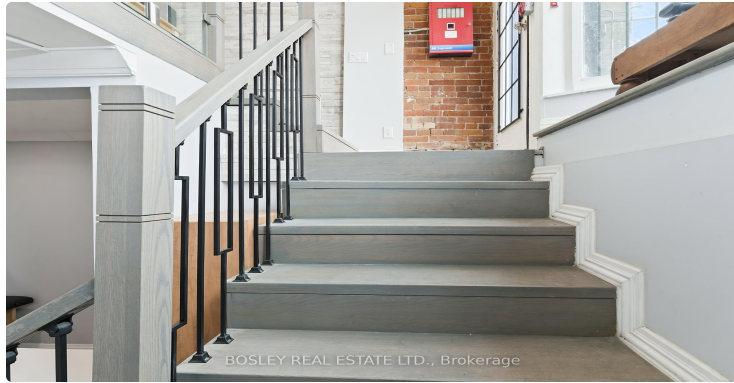
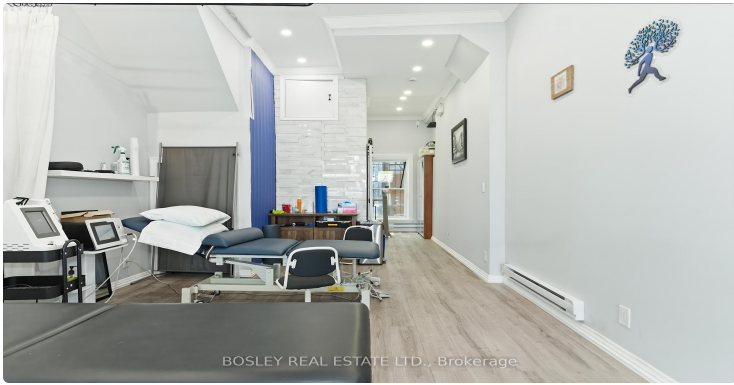
End-user opportunity at 179 Queen Street East with vacant possession of the commercial component and the owner's suite on closing. A 3-storey, 3-unit mixed-use building on the Queen East corridor: main-floor and lower-level commercial (vacant); a fully renovated middle-floor 1-bedroom apartment (leased); and a 2-storey, 2-bedroom owner's suite on the top floor with a private rooftop terrace (vacant). Current ownership raised the main floor and opened up the basement, doubling the building's usable commercial envelope - what was a low-ceiling basement is now a second full storey of retail, paired with the existing main-floor retail. A future owner can occupy the entire commercial component across two full levels, or lease both floors to a single retail tenant, while moving into the top-floor owner's suite. The building has been fully rewired with two new electrical panels in the basement and new windows throughout. The middle-floor 1-bedroom is fully renovated with new appliances and in-suite laundry. A new staircase services the residential suites. Position: end-user-ready commercial plus owner-occupier suite, with stabilized middle-floor income. Directly across the street from the future Moss Park station on the Ontario Line, currently under construction - a rare chance to acquire a transformed mixed-use building at a future rapid-transit node before the station opens, with the long-term rerating's in foot traffic, retail rents, and residential demand that come with being steps from a new subway stop. Tenured Queen East corridor steps to the Distillery District and St. Lawrence Market, with a demand floor across daytime retail traffic, downtown professionals, and creative-sector tenants.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
AGE	100+ years
ANNUAL TAX	\$11,650
POSTAL CODE	M5A 1S2
NEIGHBOURHOOD	Moss Park

GALLERY





LISTING AGENT

Pavel Shaganenko

BOSLEY REAL ESTATE LTD.

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.