



FOR SALE

INVESTMENT

MLS# C13829590

783 Queen Street W, Toronto, ON M6J 1G1

Niagara, Toronto · M6J 1G1

C\$ 3,750,000

0	0	4,400	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

POSITIONED IN THE CORE OF WEST QUEEN WEST, ONE OF TORONTO'S MOST IN-DEMAND AND TREND-DRIVEN NEIGHBOURHOODS * HISTORIC BUILDING DATING BACK TO 1889 * OFFERING APPROXIMATELY 3,550 SQUARE FEET ACROSS THREE LEVELS PLUS A FULLY FINISHED BASEMENT * MAIN FLOOR IS CURRENTLY BUILT OUT AS A FULLY LICENSED, MODERN RESTAURANT WITH STRONG STREET PRESENCE - SECOND FLOOR OPERATES AS A LICENSED, HIGH-TRAFFIC HAIR SALON WITH ADDITIONAL STORAGE SPACE AND A WALKOUT TO A ROOFTOP DECK.IMPRESSIVE 21.5 FOOT CEILINGS ON THE SECOND FLOOR CREATE A DRAMATIC AND OPEN ENVIRONMENT.THIRD FLOOR MEZZANINE OVERLOOKS BOTH THE SALON AND ROOFTOP, CURRENTLY USED FOR OFFICE AND CUSTOMER SERVICE FUNCTIONS.FULLY FINISHED BASEMENT INCLUDES SEPARATE MEN'S AND WOMEN'S WASHROOMS, STORAGE AREAS,UTILITY ROOM, WALK-IN COOLER, AND MECHANICAL SPACE * OFFERRED TO MARKET AT A 4.8% CAP RATE. ANNUAL NET NET INCOME - \$180,000.00

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	\$32,552
POSTAL CODE	M6J 1G1
NEIGHBOURHOOD	Niagara

GALLERY



LISTING AGENT

Pavel Shaganenko

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