

Strategic Location & Connectivity



RE/MAX HALLMARK REALTY LTD., Brokerage

Key Destinations

	Distance
OL Leslieville Station	350 m
East Harbour	2.1 Km
Port Lands	2.3 Km
Financial District	3.1 Km
Distillery District	1.5 Km
Gardiner Expy.	2.7 Km
DVP Access	270 m
Union Station	3.7 Km
	Travel time (mins)
OL Leslieville Station	1 - 4
East Harbour	5 - 13
Port Lands	6 - 30
Financial District	10 - 40
Distillery District	4 - 20
Gardiner Expy.	10 - 35
DVP Access	1 - 4
Union Station	15 - 24

FOR SALE

STORE W APT/OFFICE

MLS# E11911391

701 Queen Street E, Toronto, ON M4M 1G6

South Riverdale, Toronto · M4M 1G6

C\$ 4,300,000

0	0	8,106	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

100% occupied mixed-use investment at 701 Queen Street East - one of Toronto's most active commercial corridors. The property generates income across two secured income streams: a 5-year commercial lease anchoring the ground floor and 4 residential units above. **The commercial tenant - an established hospitality operator - occupies 4,031 sq ft of main floor retail plus 593 sq ft of basement. Base rent escalates annually. **The second floor delivers 4,006 sq ft across four fully leased residential units - 3 studios and 1 one-bedroom suite. All four units are tenanted. **Building: 8,135 sq ft above grade on a 30 x 136.42 ft lot. Price per sq ft: \$493 including basement. Laneway access to rear. **Location: At the intersection of established demand and accelerating growth. Queen Street East is one of Toronto's most established mixed-use corridors, supporting a diverse mix of retail, hospitality, and residential uses. With the future Ontario Line Leslieville Station steps away and East Harbour emerging as a major employment hub nearby, 701 Queen Street East is well positioned to benefit from significant transit and employment growth.The 501 Queen streetcar serves the property directly on the TTC 10-Minute Network. The DVP is less than 1 km east, offering convenient access to the broader highway network.. Riverside is home to a diverse mix of restaurants, cafés, boutiques, and independent retailers, supporting consistent commercial activity and long-term tenant demand.

PROPERTY DETAILS

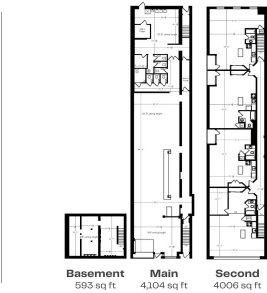
PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$23,527
POSTAL CODE	M4M 1G6
NEIGHBOURHOOD	South Riverdale

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Property Floor Plans



LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.