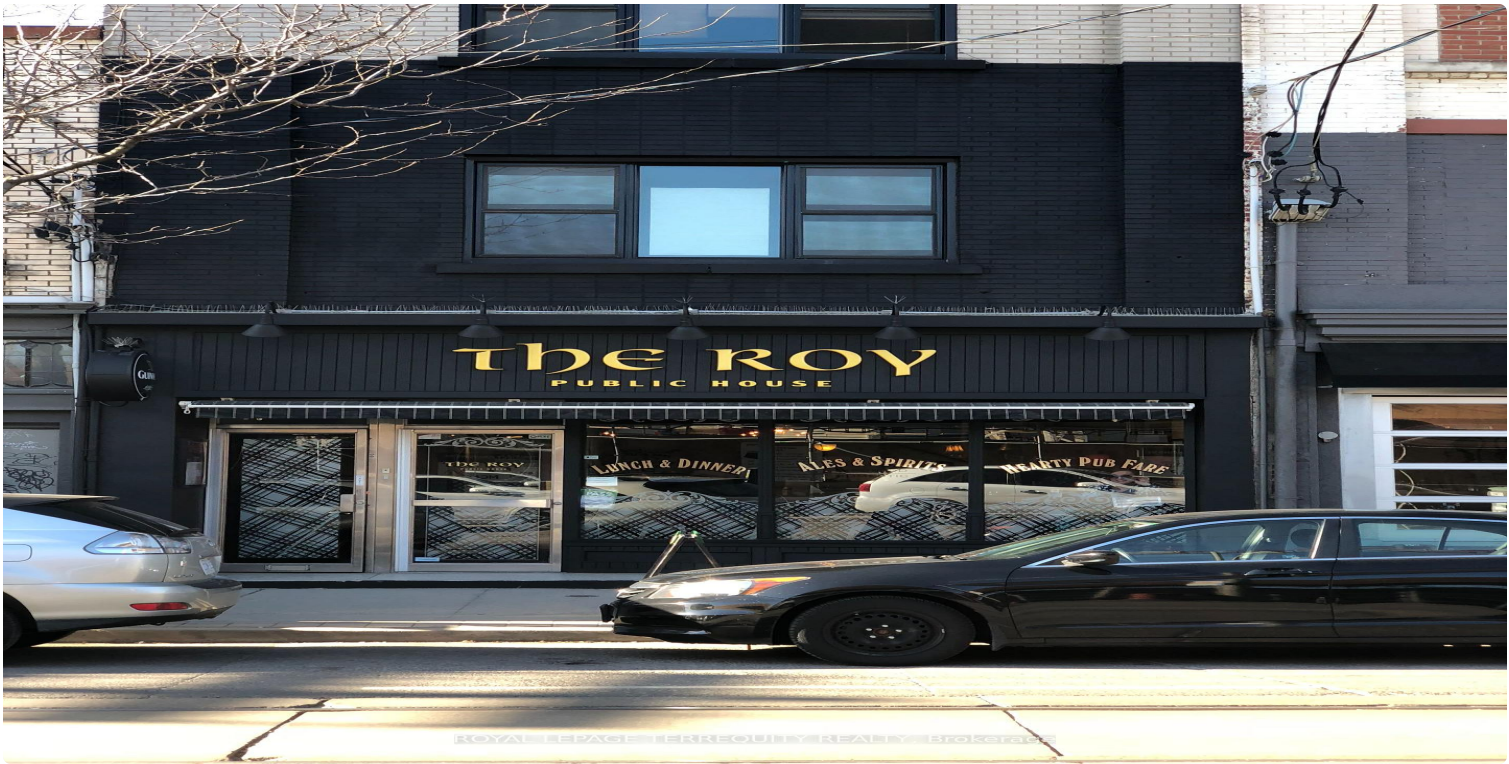




FOR SALE

STORE W APT/OFFICE

MLS# E13533226

894 Queen Street E, Toronto, ON M4M 1J3

South Riverdale, Toronto · M4M 1J3

C\$ 2,750,000

0	0	4,230	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

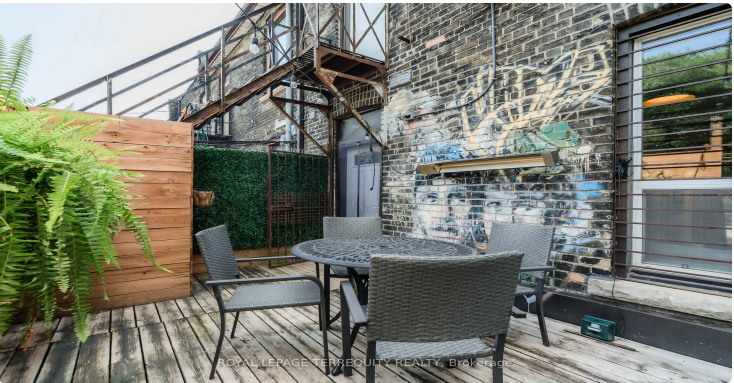
GREAT INVESTMENT. Positioned in the heart of trendy, high-traffic Leslieville, this meticulously maintained mixed-use property represents a turnkey investment with a great Net Operating Income and future development intensification upside. The column-free, street-level commercial space features a prominent Queen Street East frontage with high pedestrian visibility, currently occupied by a well-established anchor restaurant with a secure, long-term lease. Above, two expansive, full-floor walk-up residential apartments boast bright layouts, high ceilings, and significant rental upside-ideal for premium market-rent leasing or a sophisticated owner-occupier suite. The building has been flawlessly upkept by the current owner with extensive, high-ticket capital improvements, including a complete roof replacement new skylights (May 2023), a new A/C (August 2023), and a new boiler installed (September 2024). Featuring a highly coveted rear lane access for convenient loading and parking, this property is entirely worry-free. Situated steps from Jimmie Simpson Park and the upcoming Ontario Line transit hub, this versatile asset combines immediate cash flow from premier local tenancy with long-term capital appreciation in Toronto's most sought-after east-end commercial corridor. A brochure with financial information about this Listing is available.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$22,358
POSTAL CODE	M4M 1J3
NEIGHBOURHOOD	South Riverdale

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE TERREQUITY REALTY

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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.