



FOR SALE

STORE W APT/OFFICE

MLS# E14120164

1140 Queen Street E, Toronto, ON M4M 1L1

South Riverdale, Toronto · M4M 1L1

C\$ 1,689,000

2	2	1,750	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 1140 Queen Street East, a rare turn-key mixed-use gem in the heart of vibrant Leslieville! Situated directly along the 24/7 Queen streetcar line and minutes to the upcoming Leslieville Station, this modernized property offers peace of mind with a substantial rear addition, updated building systems, separate meters, central air, and new windows, doors, HVAC, and plumbing - meaning minimal to no CapEx anticipated for the next 10 years. The ground floor is tenanted by Scout, a beloved local business providing immediate, passive, and reliable retail rental income. A side right-of-way provides direct upper-level access via a well-lit walkway, preserving an efficient, uninterrupted main-floor retail footprint while leading to the private rear courtyard. Upstairs, a sun-drenched two-bedroom loft showcases large windows, a soaring skylight, exposed brick, quartz counters, modern appliances, in-suite laundry, and direct courtyard access. The upper level offers exceptional flexibility: generate a strong second rental income stream alongside the main floor tenant, run a sleek professional office, or move in to experience urban living at its finest. Building drawings, additional photos, floor plans, and financials are available upon request. This is a low-maintenance, turn-key property in one of Toronto's most dynamic neighbourhoods - ideal for an end-user to occupy the upper level for residential or office use, or a professional seeking a reliable, hassle-free holding. Come grab a coffee, lunch, and browse the shops, then drop by for a private tour of this incredible Leslieville opportunity!

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Store W Apt/Office
BASEMENT	Partially Finished, Full
FACING	North
AREA RANGE	1500-2000 sqft
ANNUAL TAX	\$14,519
POSTAL CODE	M4M 1L1
NEIGHBOURHOOD	South Riverdale

GALLERY





LISTING AGENT

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ROYAL LEPAGE ESTATE REALTY

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