

FOR SALE | SEMI-DETACHED | MLS# E14157364

2275 Queen Street E, Toronto, ON M4E 1G5

The Beaches, Toronto · M4E 1G5

C$ 1,699,000

6	5	2,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Terrific Opportunity to Acquire a Well Maintained Semi-Detached Purpose Built Solid Brick Duplex (Main Floor 2 bdrm; 1 bath; parking; 1000+ sq ft)(2nd and 3rd floor 3bdrm; 2 bath with 2 car parking; 1300 sq ft) plus two accessory units, all in a great Queen St. East Prime Beach location in the very heart of the neighbourhood. With this CR Zoning (Commercial/Residential Uses), this property is perfect for a variety of uses, including (but not limited to) Professional Office(s) - Perfect for Live-in and Rent-Out; Work from home uses or keep as an sturdy Investment property. A unique flexible floor plan allows for multiple units, with 4-car parking at the rear of the building via wide public laneway (2 in Garages and 2 in front of garages). The Main Floor 2-bdrm unit offers a large rear private deck & front porch balcony. The 2nd/3rd floor (Owner's suite) boasts 3 bdrms & 2 baths, encompassing the bright 3-floor addition, with walkout to the balcony with great views overlooking Queen St. The basement has good height and currently contains 2 units (1 vacant) including a small bachelor apt. The long-time owners have upgraded many features, yet retained the lovely character including the wonderful oak trim & hardwood floors. This is one of the last remaining purpose-built duplexes on Queen St East, and is an exciting option for a savvy Investor. *Vacant Possession Possible**OFFICIAL PLAN DESIGNATED - MIXED USE (INCLUDING RESIDENTIAL) UNDER FORMER TORONTO BYLAW 438-86 **FLOOR PLANS IN ATTACHMENTS***Don't miss this Opportunity!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Beach
- ✓ Lake/Pond
- ✓ Library
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Separate Entrance, Full
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	$7,220
POSTAL CODE	M4E 1G5
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	W/O To Balcony, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Window
Kitchen	Main	—	Updated, Walk-Out
Bedroom	Main	—	B/I Closet, Hardwood Floor, Window
Bedroom	Main	—	W/O To Deck, Hardwood Floor, Closet
Living Room	Second	—	W/O To Balcony, Hardwood Floor
Dining Room	Second	—	Hardwood Floor, Window
Kitchen	Second	—	Updated, Walk-Out
Bedroom	Second	—	Closet, Hardwood Floor
Bedroom	Second	—	Hardwood Floor, Window
Bedroom	Third	—	Large Closet, 3 Pc Ensuite
Kitchen	Lower	—	Galley Kitchen
Living Room	Lower	—	Above Grade Window, Tile Floor
Bedroom	Lower	—	Above Grade Window
Other	Lower	—	Above Grade Window, 4 Pc Bath
Utility Room	Lower	—	Unfinished
Laundry	Lower	—	Unfinished, Separate Room

GALLERY


ROYAL LEPAGE ESTATE REALTY, Brokerage


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LISTING AGENT

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Prepared for you on November 6, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.