


FOR SALE | INVESTMENT | MLS# E14157366

# 2275 Queen Street E, Toronto, ON M4E 1G5

The Beaches, Toronto · M4E 1G5

## C$ 1,699,000

| 0 | 0 | 2,475 | — | — | 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!

## PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Investment |
| LISTING STATUS | For Sale |
| PROPERTY TYPE | Investment |
| ANNUAL TAX | $7,220 |
| POSTAL CODE | M4E 1G5 |
| NEIGHBOURHOOD | The Beaches |

# GALLERY


ROYAL LEPAGE ESTATE REALTY, Brokerage


ROYAL LEPAGE ESTATE REALTY, Brokerage


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ROYAL LEPAGE ESTATE REALTY, Brokerage


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## LISTING AGENT


### Pavel Shaganenko

ROYAL LEPAGE ESTATE REALTY

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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.