

# FOR SALE

## 1028 QUEEN STREET E

TORONTO, ON



### PRIME LESLIEVILLE STREETFRONT PROPERTY



COMMERCIAL  
INVESTMENT  
OPPORTUNITY



PRIME QUEEN E &  
PAPE LOCATION



RECENTLY  
RENOVATED

### EXCLUSIVE ADVISORS

**Ryan Bobyk | Founder & President\*\***

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\*Sales Representative

SPECIALIZING IN URBAN INVESTMENT & DEVELOPMENT

**HORIZON BROKERS**



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THE OFFERING

Introducing 1028 Queen Street East, a prime Leslieville streetfront investment opportunity. This versatile mixed-use property features excellent street exposure, a well-maintained commercial storefront, and a spacious, renovated one-bedroom residential unit above. Located in the heart of one of Toronto's most vibrant neighbourhoods, the property is surrounded by top-tier amenities, strong transit connectivity, and a thriving local community. The commercial tenant has recently renewed their lease through November 2027 with annual rent escalations, while the residential unit can be delivered vacant on closing, offering flexibility for end users or investors.

PROPERTY DETAILS

PROPERTY TYPE:	Storefront with Apartment/Office
BUILDING AREA:	Total Area: 1,650 sq. ft. Main Floor Commercial: 900 sq. ft. approx. 2nd Floor Apartment: 750 sq. ft. approx.
LOT DIMENSIONS:	15 ft. x 120 ft.
ZONING:	CR 2.5 (c1.0; r2.0) SS2 x 1141 Commercial Residential
AVERAGE INDIVIDUAL INCOME:	\$131,735
TAXES (2024) ANNUAL:	\$16,187.70



18,260  
DAILY VEHICLE  
COUNT



7 MIN WALK  
WOODBINE PARK



20 MIN TTC STREETCAR RIDE  
DOWNTOWN TORONTO



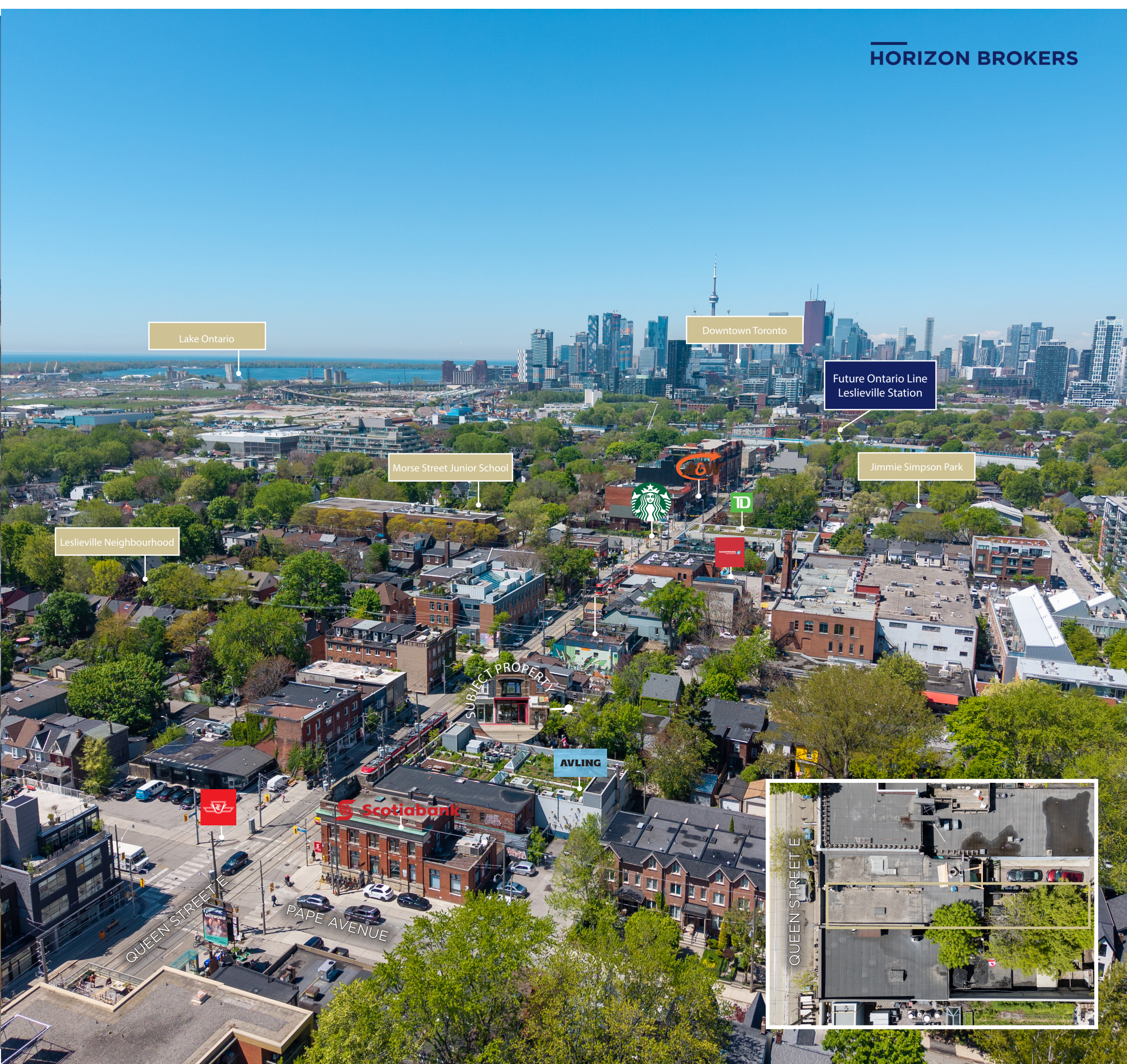
6 MIN DRIVE  
DVP

98  
WALK  
SCORE

85  
TRANSIT  
SCORE

99  
BIKE  
SCORE

HORIZON BROKERS



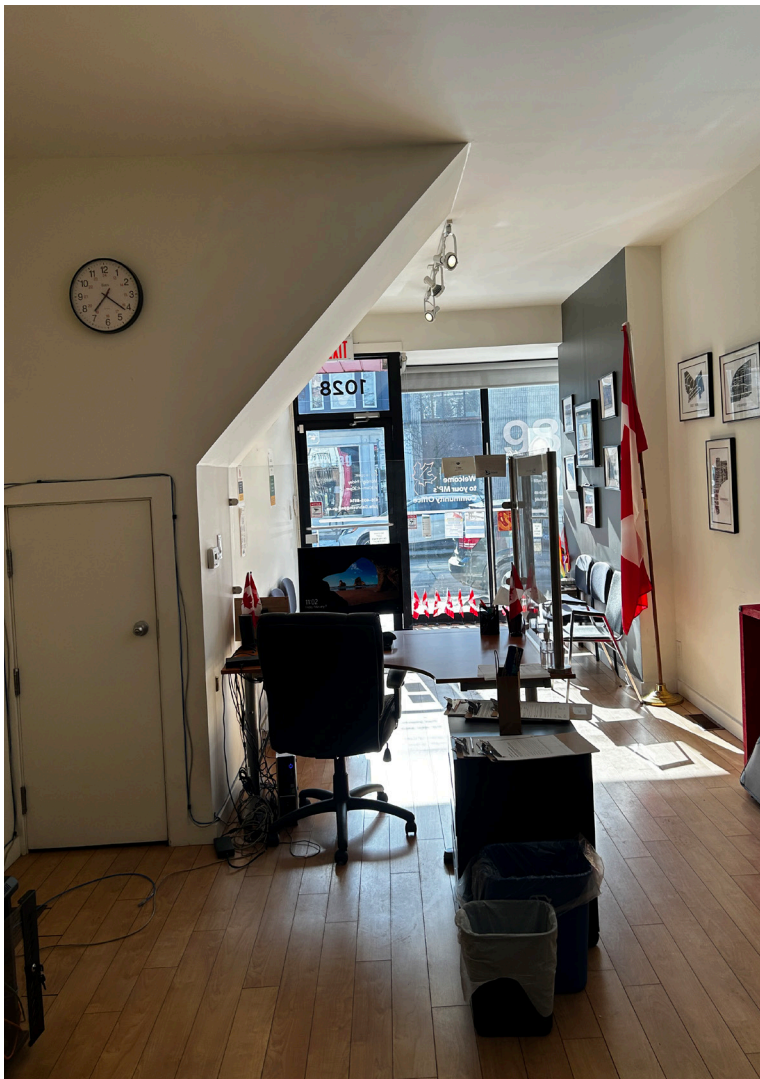


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PROPERTY PHOTOS - COMMERCIAL UNIT





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PROPERTY PHOTOS - APARTMENT

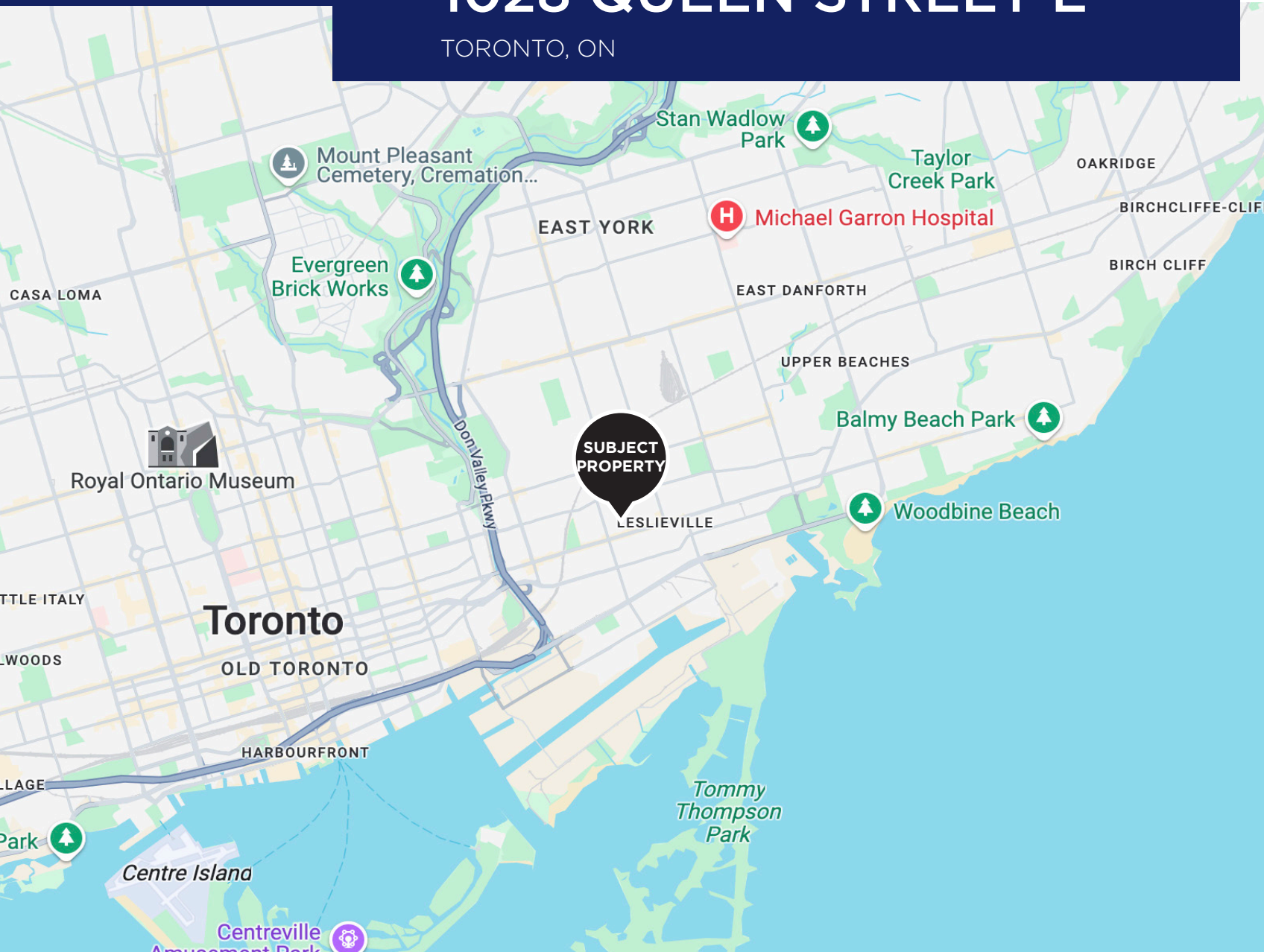




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ASKING PRICE: **\$1,600,000**

**Documents Available:**

Commercial Lease & Amendments  
2024 Final Property Tax Bill  
2024 Waste & Water Bills

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