



# FOR SALE

THE BANK | URBAN LIVE/  
WORK OPPORTUNITY

# 687 QUEEN STREET EAST

TORONTO



# THE PROPERTY

## INVESTMENT HIGHLIGHTS

### THE OPPORTUNITY

The subject property represents a rare opportunity to acquire an approx 3,000 SF, character-rich asset—a former 1923 RBC bank building—professionally converted for flexible live-work use. The property has been recently renovated to a high standard, featuring premium finishes and architectural distinction, including a dramatic double-height entryway, multiple patios, a formal reception area, detached heated garage, and a reimaged bank vault with wet bar and wine cellar. Combining historic appeal with modern infrastructure, the property offers investors and owner-users alike the ability to secure a unique, high-quality asset in a desirable urban setting—ideal for professional office, creative studio, or boutique residential use with long-term appreciation potential.

### PRIME STREETFRONT TRANSIT ORIENTED LOCATION

The property is prominently positioned on the south side of Queen Street East, just west of Broadview Avenue, within Toronto's vibrant Riverside neighborhood and adjacent to Leslieville. This dynamic urban corridor continues to experience strong growth, supported by an array of nearby amenities including The Broadview Hotel, Prohibition Social House, Dark Horse Espresso Bar, Jimmy's Coffee, and Barrio Cervecería—all within a short walk. The location provides exceptional connectivity to Toronto's most desirable districts, including the Financial Core, Corktown, Riverdale, the Distillery District, and the Danforth. Transit access is superior, with the Queen and Broadview streetcar routes at the doorstep and the forthcoming Riverside–Leslieville Ontario Line subway station set to further enhance long-term accessibility and value.

### COMMERCIAL RESIDENTIAL ZONING

The subject property is designated **Commercial Residential (CR)**, permitting a broad range of live-work and professional uses. This flexible zoning framework accommodates a variety of uses, including street-front retail, medical offices, art gallery, and boutique professional or personal service uses.



## PROPERTY DETAILS

### MAJOR INTERSECTION

Queen Street East / Broadview Avenue

### PIN

210770121

### LEGAL DESCRIPTION

PT LT 15 CON BROKEN FRONT  
TWP OF YORK AS IN CA240416;  
CITY OF TORONTO

### LAND AREA

2,714 sf / 0.063 acres

### FRONTAGE

+/- 20 ft

### DEPTH

+/- 138 ft

### BUILDING SIZE

Ground Floor: ~1,500 sf  
2<sup>nd</sup> Floor: ~600 sf  
Below Grade: ~1,150 sf  
**Total Space: ~3,250 sf**

### PARKING

Detached 2 stall heated garage

### 2024 TAXES

\$12,096

### CO-OP FEE

2.5%

### OFFICIAL PLAN

Mixed Use Areas

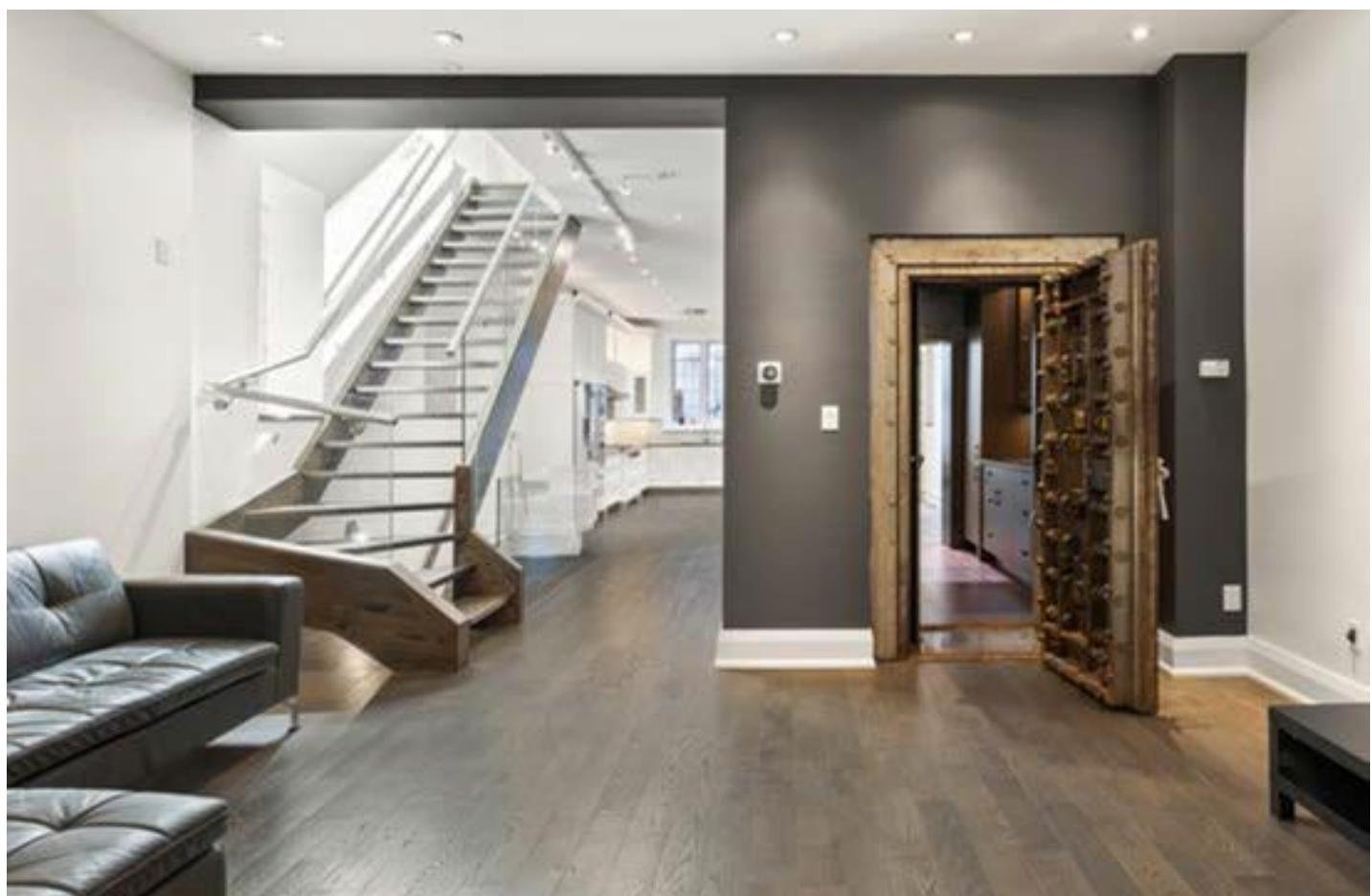
### ZONING

Commercial Residential - CR

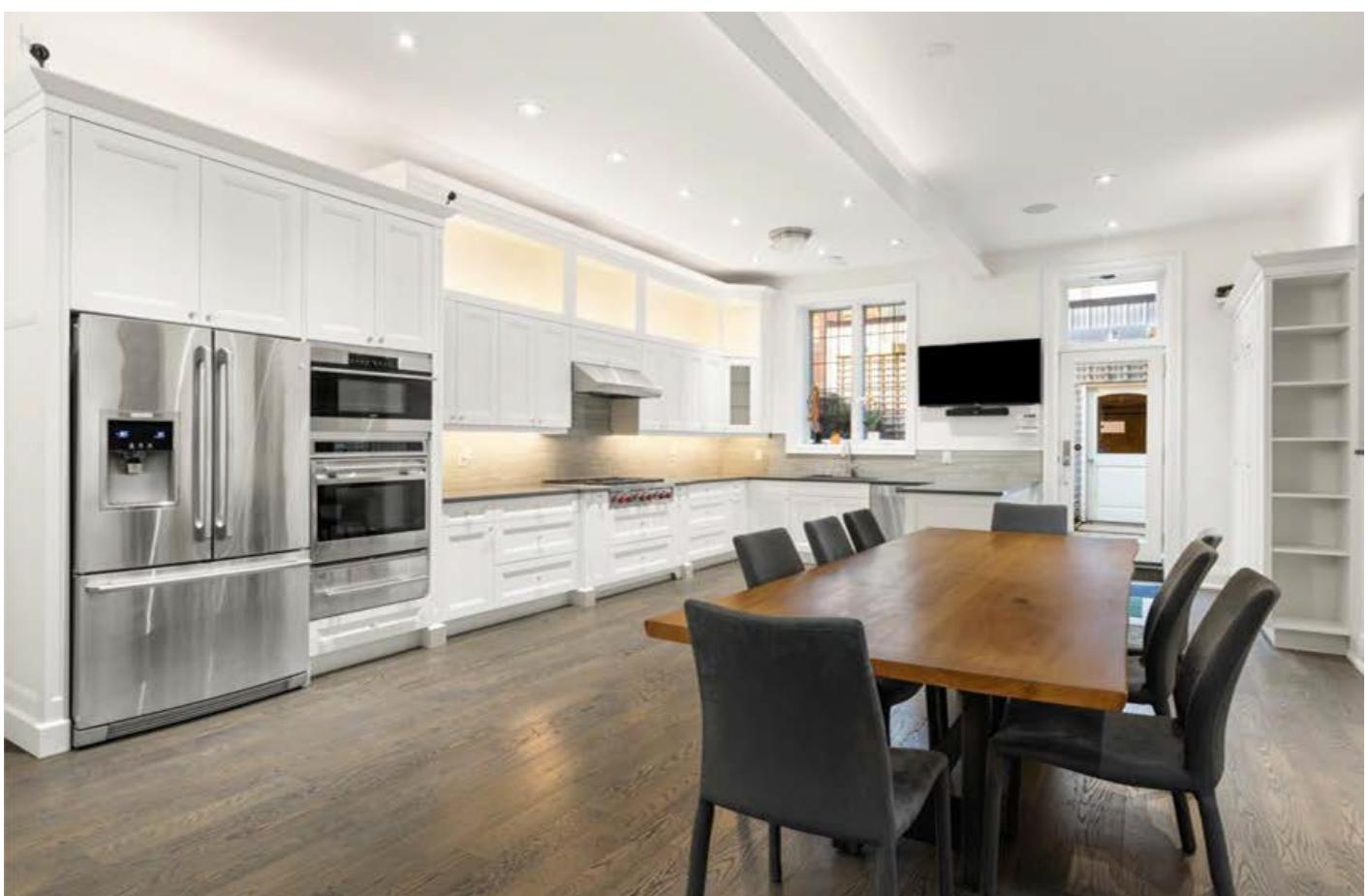
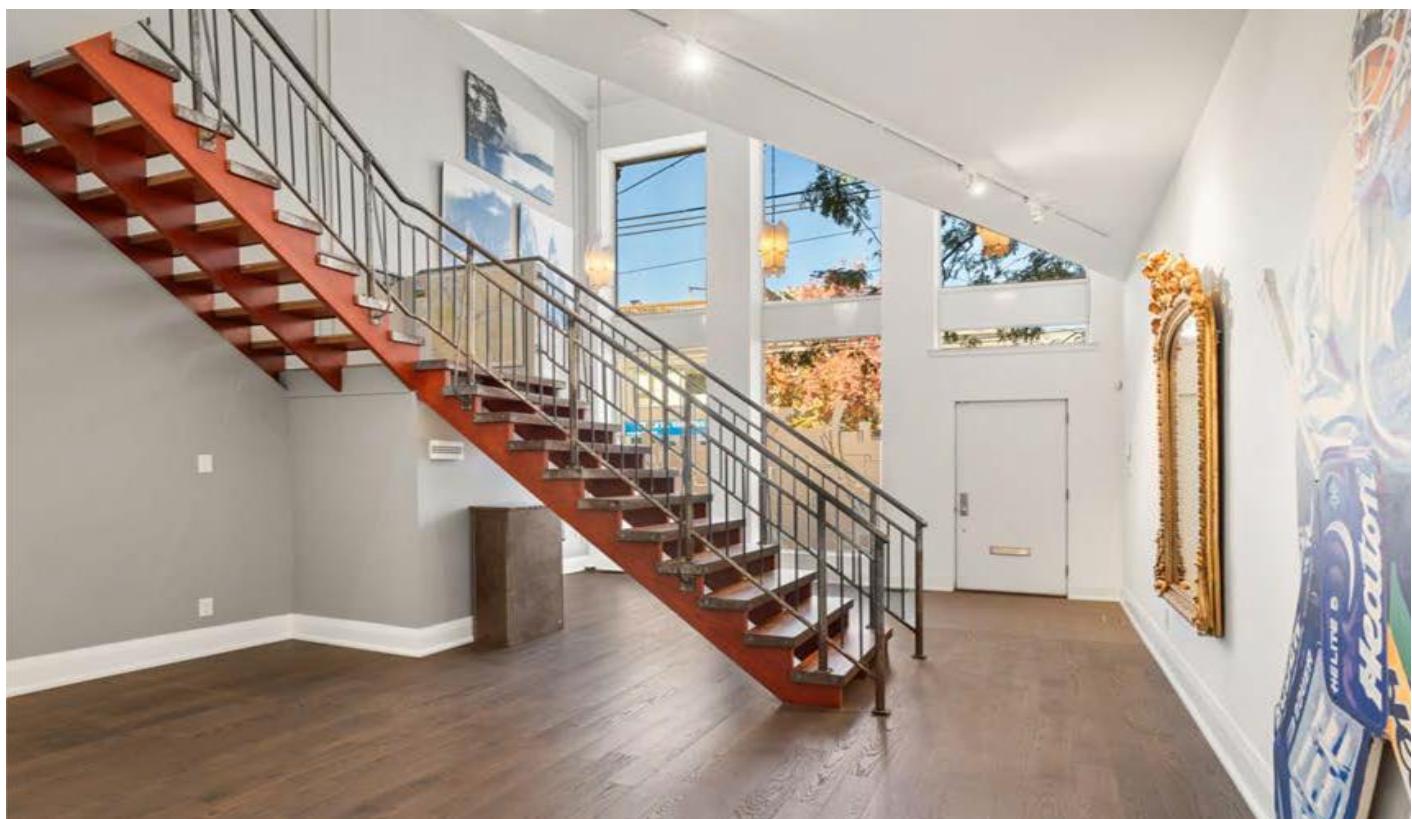
### PRICE

\$2,995,000

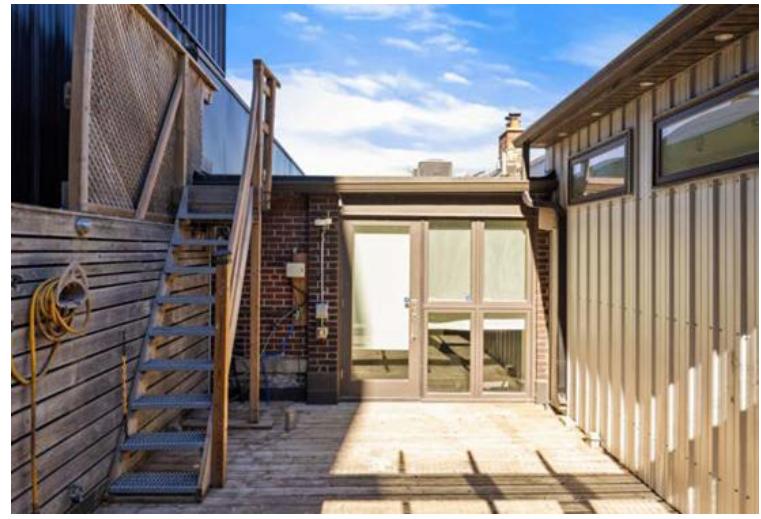
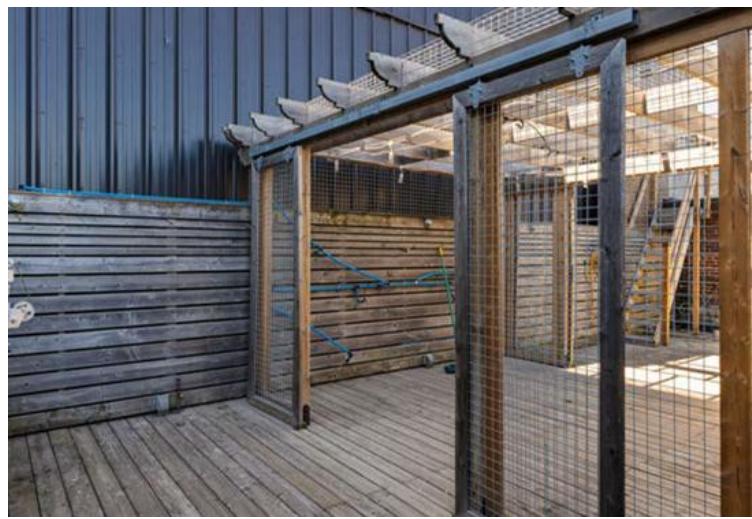
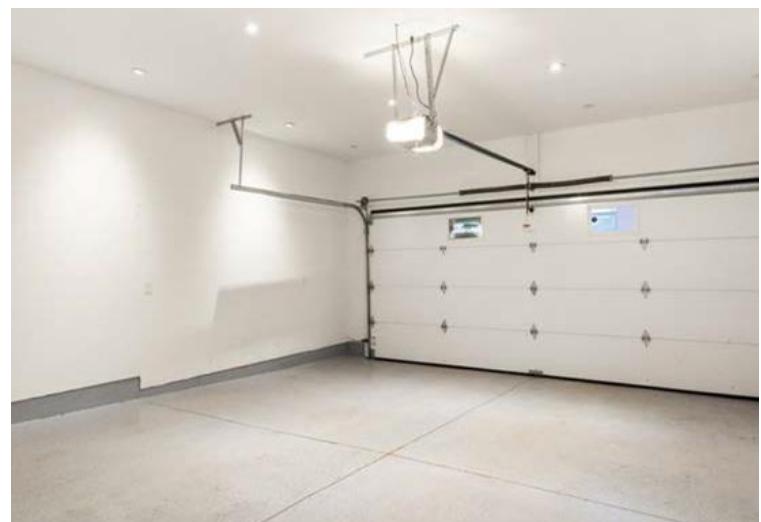
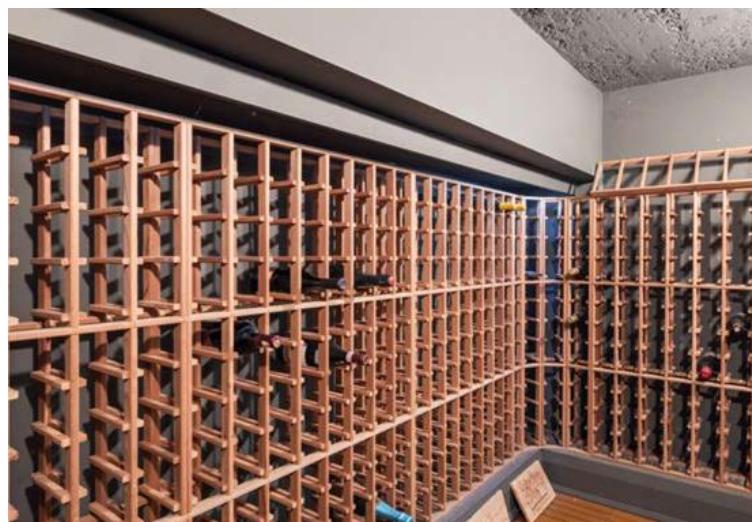
# PHOTO GALLERY



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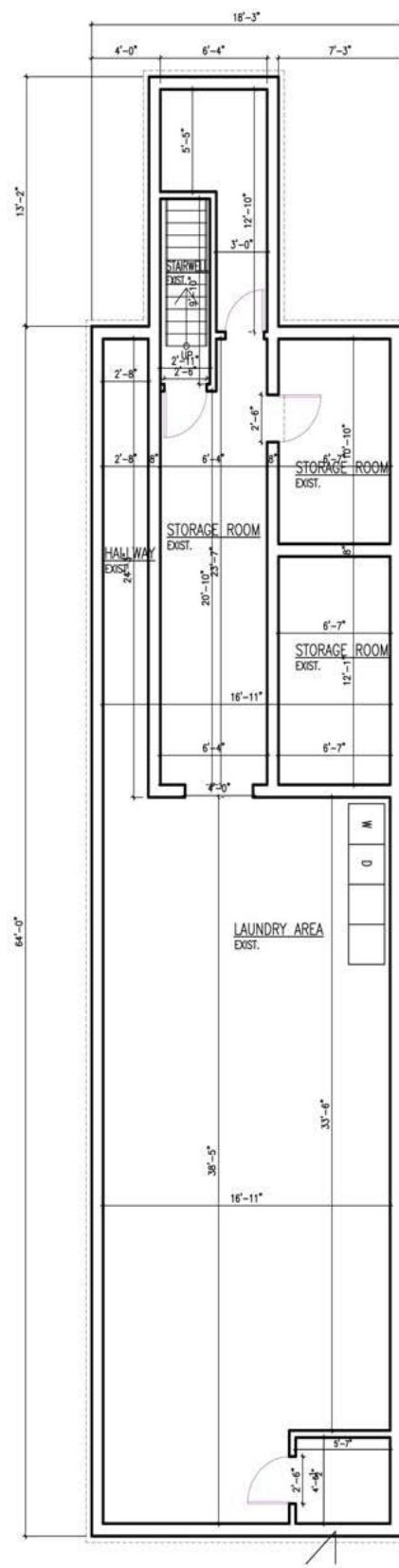


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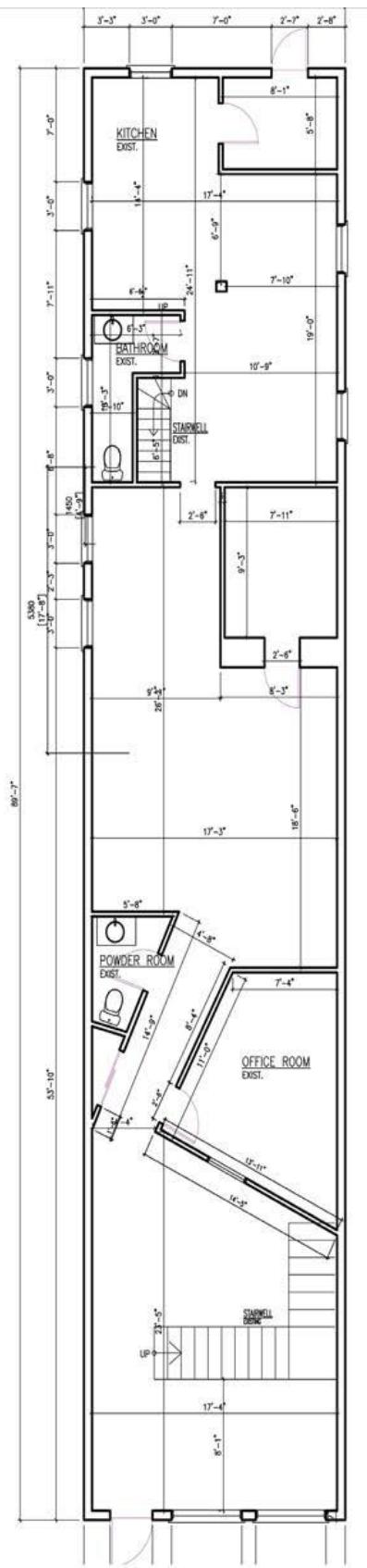
# FLOOR PLANS

## BASEMENT



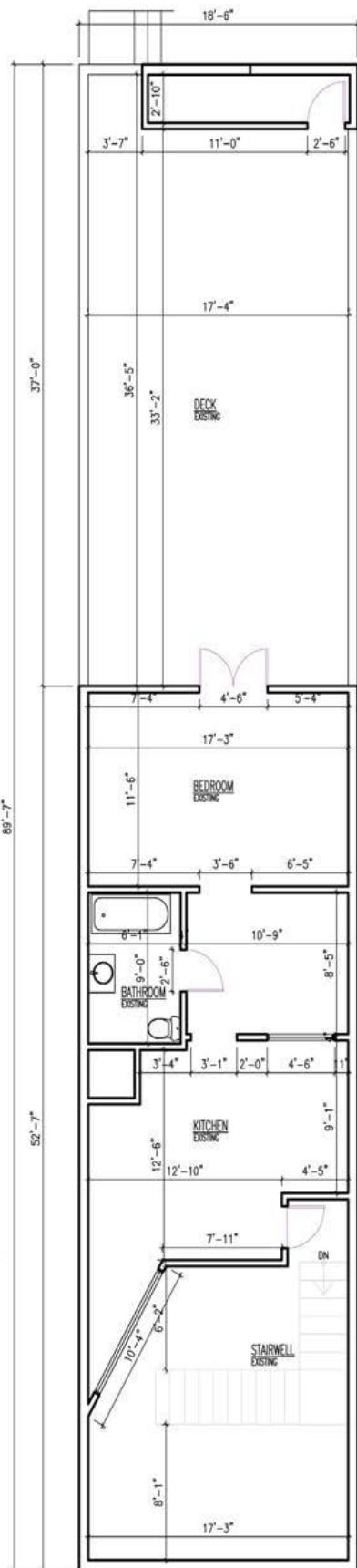
# FLOOR PLANS

## GROUND FLOOR

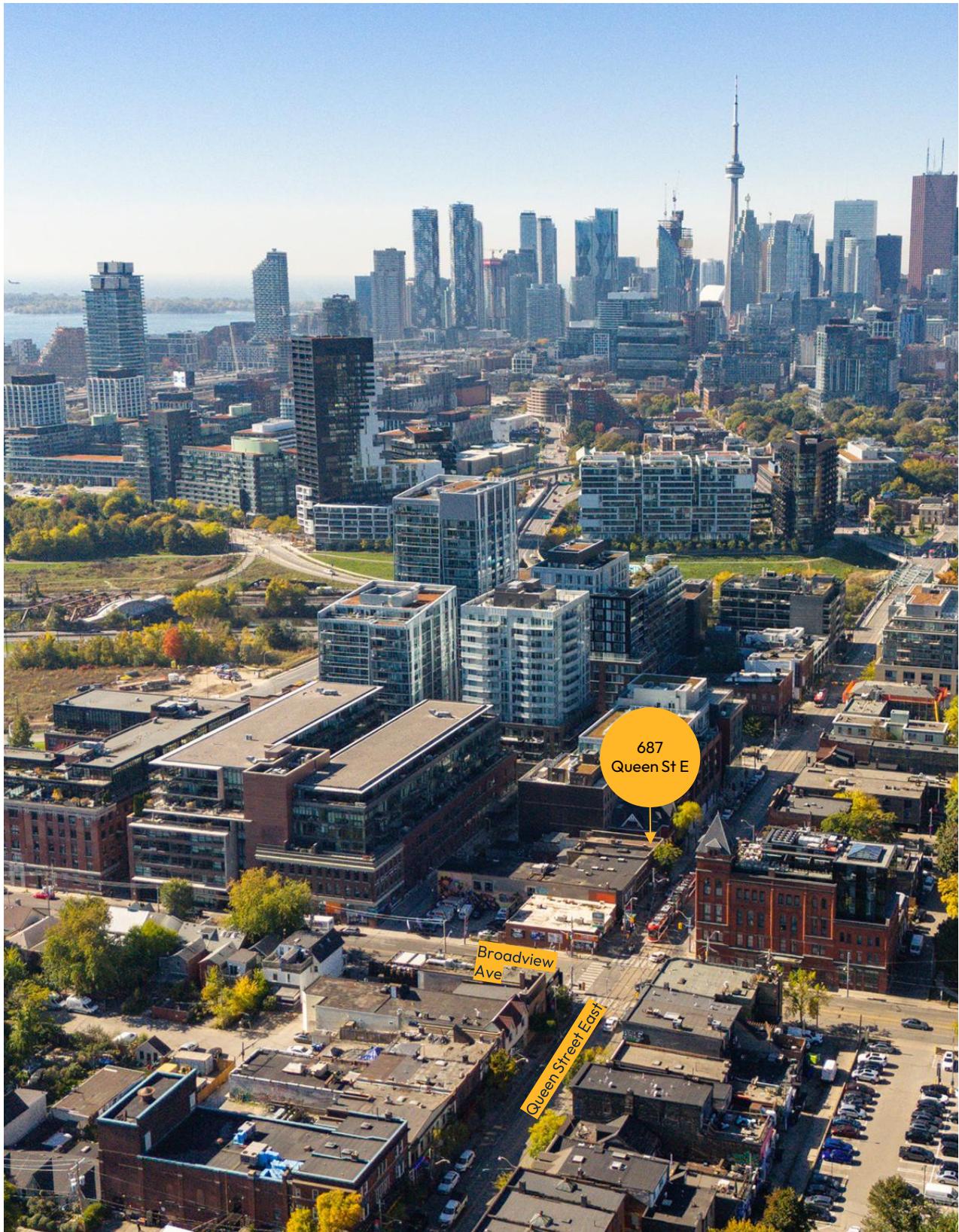


# FLOOR PLANS

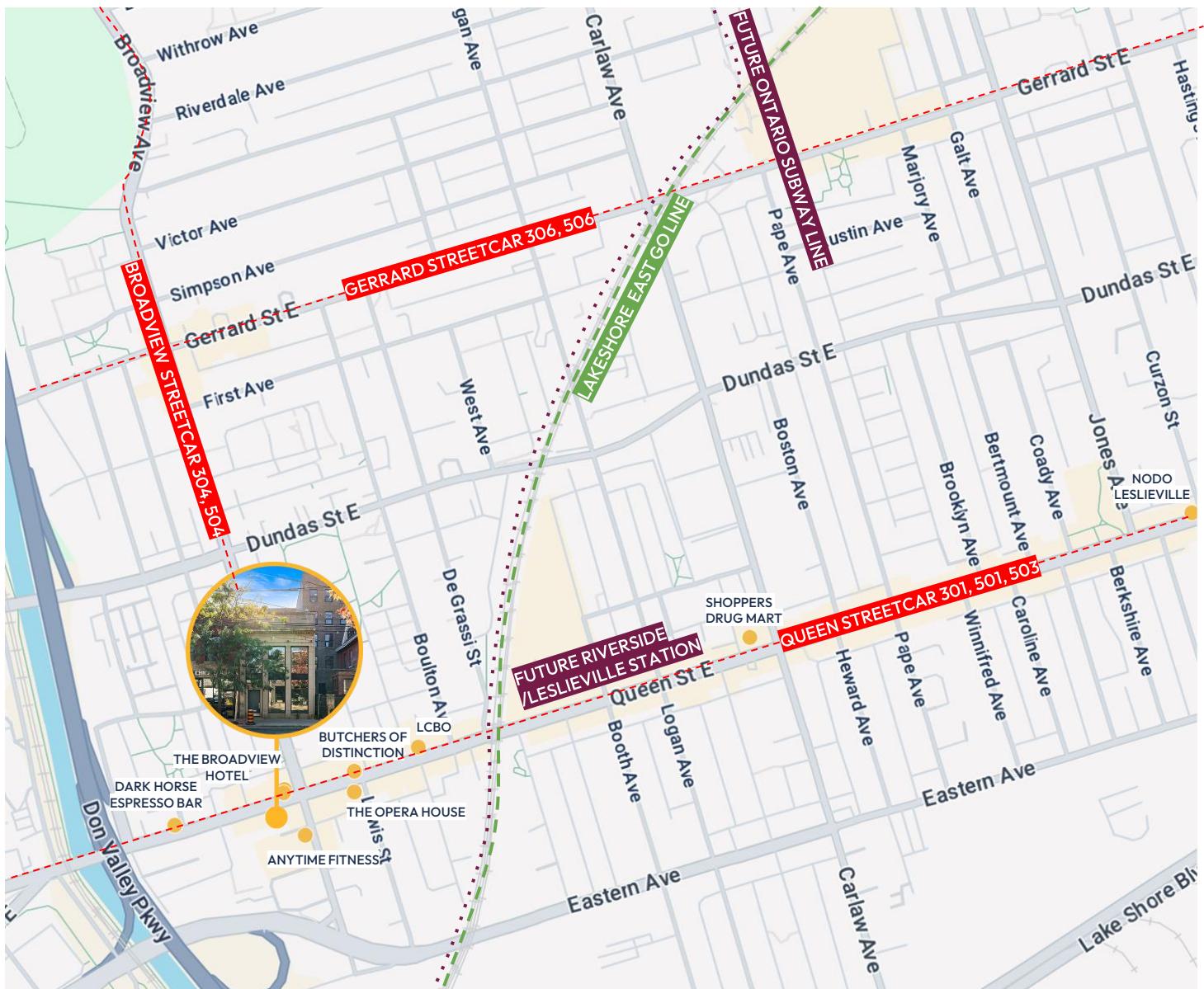
## SECOND FLOOR



# THE LOCATION



# THE LOCATION



## CONNECTIVITY

- Queen Streetcar
- Broadview Streetcar
- Gerrard Streetcar
- Future Riverside/Leslieville Station
- Lakeshore East Go Line

## PUBLIC GREEN SPACES

- Corktown common
- Lower Don Trail
- Riverdale Park East
- Port Lands Mouth of Don park

## FOOD AND BEVERAGE

- The Broadview Hotel
- Tabule
- Bonjour Brioche
- Reid's Gin Distillery
- Blackbird Bakery
- Butchers of Distinction
- Nodo Leslieville
- East Bound Brewery
- Dark Horse Espresso Bar
- Saultier Street Bakery
- Il Ponte Cucina Italiana

## 5-MINUTE DRIVE



# LOCAL HISTORY

## HISTORICAL OVERVIEW – QUEEN STREET EAST & BROADVIEW AVENUE

The intersection of Queen Street East and Broadview Avenue stands as one of Toronto's most storied and evolving urban crossroads, representing a seamless blend of the city's industrial past and its contemporary creative resurgence. Originally developed in the late 19th century, this area served as a key gateway between downtown Toronto and the emerging residential neighborhoods to the east. Its early growth was anchored by the extension of streetcar lines, which connected the city's expanding workforce to the factories, warehouses, and commercial storefronts that lined Queen Street.

By the early 1900s, Broadview Avenue became a prominent north-south corridor, connecting the industrial employment base along Eastern Avenue to the affluent residential enclaves of Riverdale and Playter Estates. The area's built form reflected this dual identity—Victorian commercial blocks with street-level retail and upper-level residences, many of which still define the character of the streetscape today.

During the mid-20th century, as Toronto's downtown core modernized and industrial uses shifted outward, Queen and Broadview underwent a period of transition. Many of the original manufacturing buildings were converted for secondary uses, while the area's historic architecture remained largely intact. This preservation of heritage stock would later become one of the defining assets driving the area's revitalization.

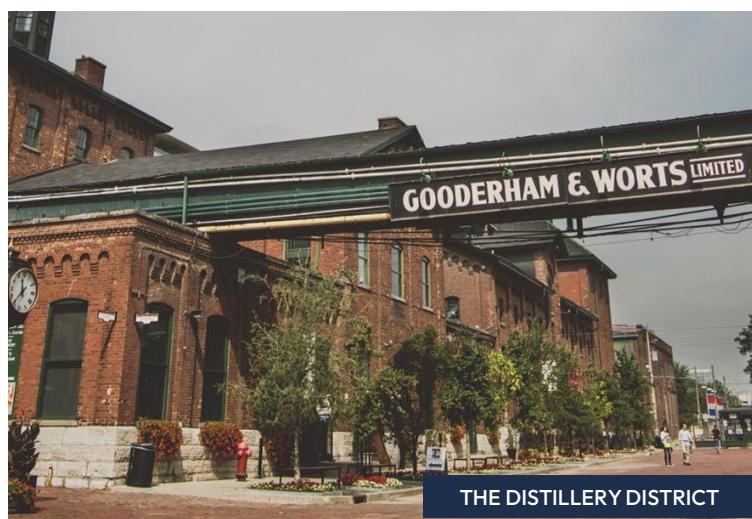
The neighborhood's renaissance began in the late 1990s and accelerated through the 2000s, led by a wave of adaptive reuse projects and an influx of creative industries, design firms, and boutique retailers. Landmark restorations such as The Broadview Hotel, a former 1890s commercial building reimagined as a boutique hospitality destination, became symbols of the district's transformation. The area's mix of heritage charm, transit accessibility, and proximity to Toronto's downtown core made it a magnet for young professionals, entrepreneurs, and forward-thinking investors.

Today, Queen East and Broadview represent one of Toronto's most dynamic urban corridors. The neighborhood is home to an expanding roster of restaurants, cafes, and boutique businesses, complemented by significant residential growth and ongoing public realm improvements. The forthcoming Riverside–Leslieville Ontario Line station will further solidify the area's connectivity, positioning it as a key growth node within Toronto's east end.

For investors and owner-occupiers alike, the Queen and Broadview corridor offers a rare opportunity to participate in a neighborhood that honors its industrial heritage while embracing sustained commercial, residential, and cultural expansion—an area where history and modern urban vitality coexist seamlessly.



# NEIGHBOURHOOD





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