

For Sale:

1836 Queen Street East, Toronto



4 Storey, 30-Unit Apartment Building

- Located in the highly desirable "Beaches Triangle"
- Significant upside on in-place rents
- Walking distance to numerous amenities including Woodbine Beach & Beaches Park
- 10/30 units currently vacant

For more information and to discuss pricing please contact **The Multi-Residential Group:**

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Platinum member

1836 Queen St. E.

Opportunity

Avison Young has been mandated to advise and manage the sale of **1836 Queen St. E., Toronto, ON**. This is an exceptional opportunity to acquire an in-demand apartment building.



Sale Highlights

- 10/30 vacant units provide value-add opportunity
- Highly sought after residential neighbourhood
- Steps to public transit
- Easy access to major amenities

Projected Proforma

RENTAL REVENUE	
Total Rental Revenue	\$ 562,307
Total Operating Expenses	\$ 167,360
NET OPERATING INCOME	\$ 394,947

Existing Building Details

Site Area	9,924.32 ft ² (0.228 ac)	
Suite Mix	1 Bedroom	28
	2 Bedroom	2
	Total	30
Roof	Single-ply PVC Roofing (1999)	
Hydro	Individually metered	
Heating	Gas-fired boiler (November 2020)	
Domestic Hot Water	Gas-fired RBI Boiler (2018)	
Parking	Approx. 12 surface parking stalls	



1836 Queen St. E.

Location Overview | Beaches Triangle

The property is conveniently located in the 'Beach Triangle.' The beaches, named after its waterfront location, has an abundance of parks, public schools, greenspace as well as a waterfront trail. It features acres of soft sand, an Olympic size pool and a 3 km boardwalk. The beaches have become one of the most sought-after neighbourhoods in Toronto attracting young families looking to escape the downtown core and young working professionals. The Queen Street streetcar is a short walk from the building providing transportation to Union Station within 40 minutes. With dozens of residential developments under construction or in the planning stages look for The Beaches to continue to grow in coming years.

Donald D. Summerville Olympic Pool



The Beaches Jazz Festival



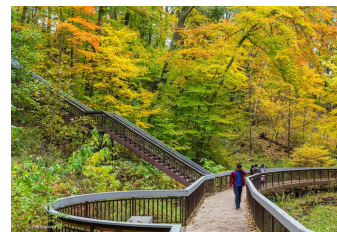
Measurement Park



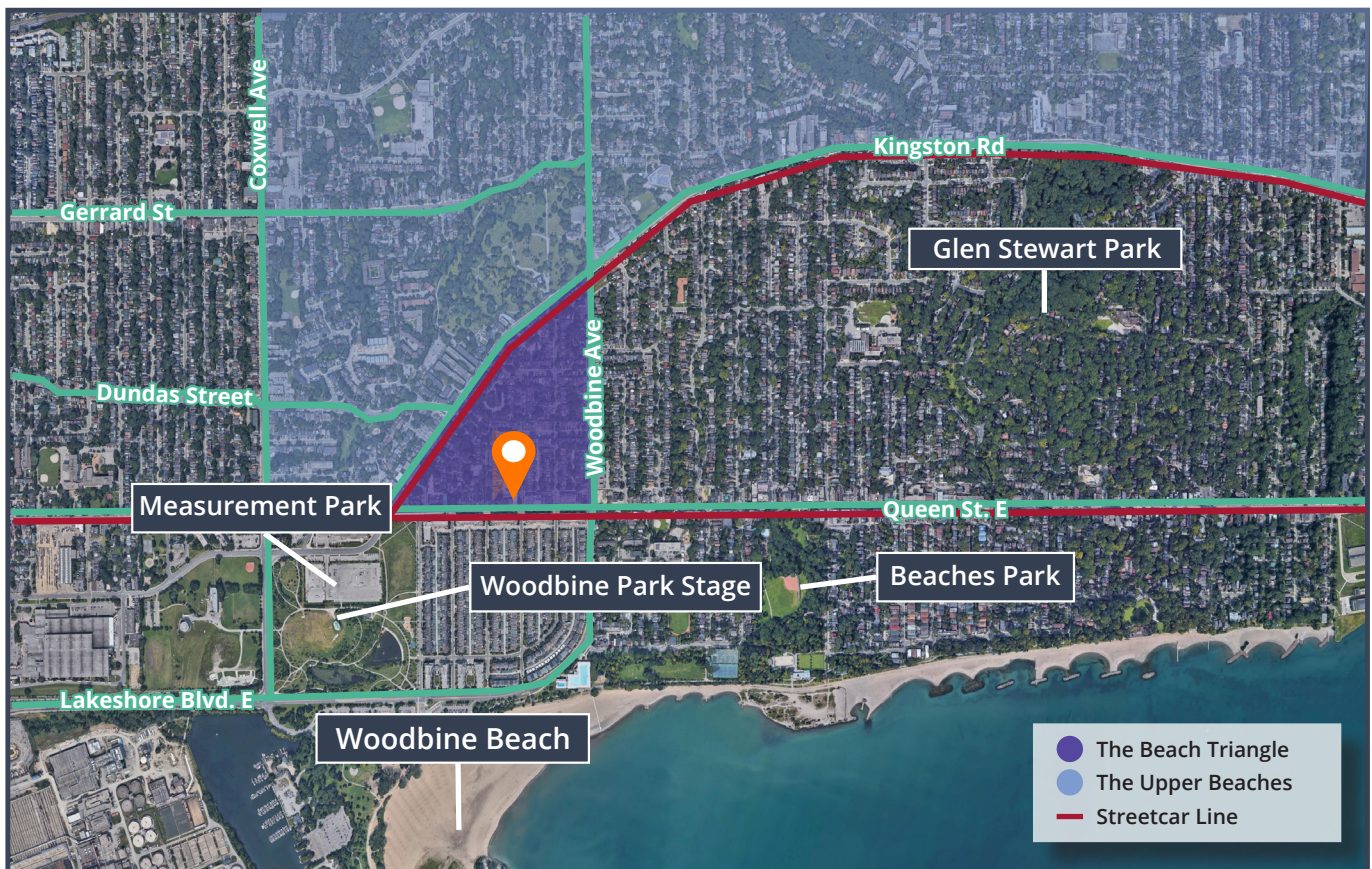
Woodbine Beach



Glen Stewart Park



Woodbine Park





Woodbine Beach & Park

Subject Property

Queen St. E.

For Sale

1836 Queen St. E., Toronto, ON

Pricing and offering process

The Property is being offered for sale, "Unpriced."

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

**Submission Date: October 27, 2022
@ 3:00pm**

For more information and to discuss pricing please contact
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