



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 16 Units

2150 Queen St. E.

Toronto, ON

PROPERTY OVERVIEW

ABOUT TORONTO

Toronto is the capital city of the province of Ontario in Canada. It's the largest city in Canada by population and is one of the most culturally diverse cities in the world, with a vibrant mix of cultures, languages, and cuisines. Toronto is known for its iconic skyline, which includes the CN Tower, a major tourist attraction and a symbol of the city. Culturally, Toronto has a thriving arts scene, with numerous museums, galleries, and theaters. Toronto is a business and financial hub, with a strong economy driven by industries such as finance, technology, and healthcare. It's also known for its high quality of life, with excellent healthcare, education, and infrastructure.

ABOUT THE PROPERTY

A+++ Location. Well kept building with rents well below market for future uplift with each tenant that vacates. Copper electrical and plumbing. Fire compliance yearly inspected. Upside potential on rents.



PROPERTY DETAILS

Unit Breakdown: 16 Units
(13 x 1 Bedroom, 3 x 2 Bedroom)

Construction: Wood Frame, Concrete foundation

Fridges + Stoves: 16 + 16

Approx. Age: 1923

Number of Storeys: 3

Lot Size Area: 7,394.80 ft²

Environmental: Clean 2024

Legal Description:

BLK A PL 562E TORONTO; LT 7-9 PL 562E TORONTO; PT LT 6 PL 562E TORONTO AS IN CA614414; S/T CA614414; CITY OF TORONTO



Location: Balmy Beach Community School, Sandpiper Montessori, Glen Ames Senior Public School, Ivan Forrest Gardens, Glen Stewart Park, Beaches Park, Kew Gardens, Michael Garron Hospital, Toronto General Hospital.

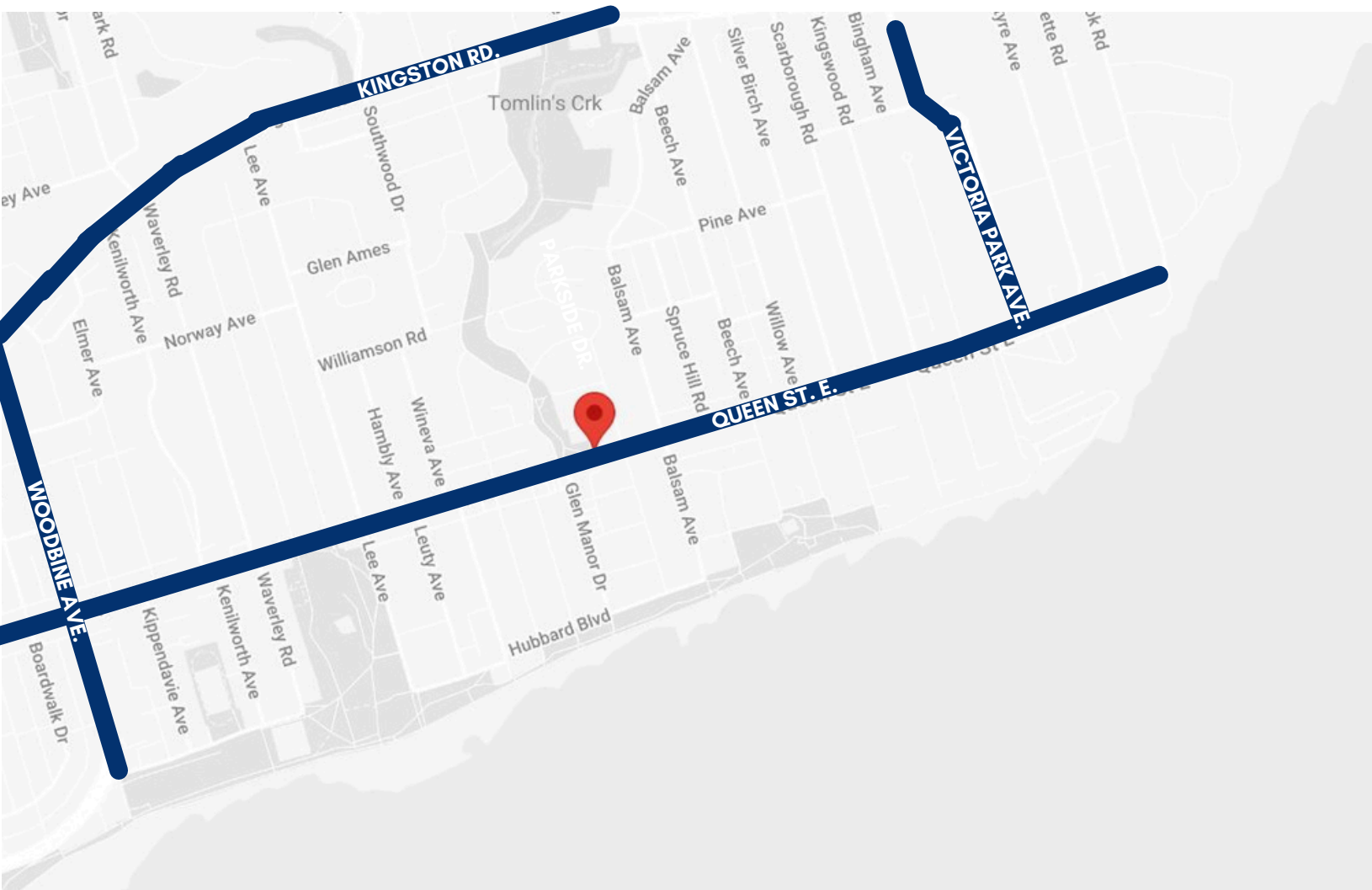


Public Transportation: Toronto Transportation includes buses, streetcars, subways, and commuter trains, operated by the Toronto Transit Commission and GO Transit. The TTC operates buses and streetcars & GO Transit operates commuter trains and buses.



TORONTO

THE BEACHES



Nearest Grocery Store

Approx. 230 m



Nearest School

Less than 220 m



Nearest Park

Approx. 170 m

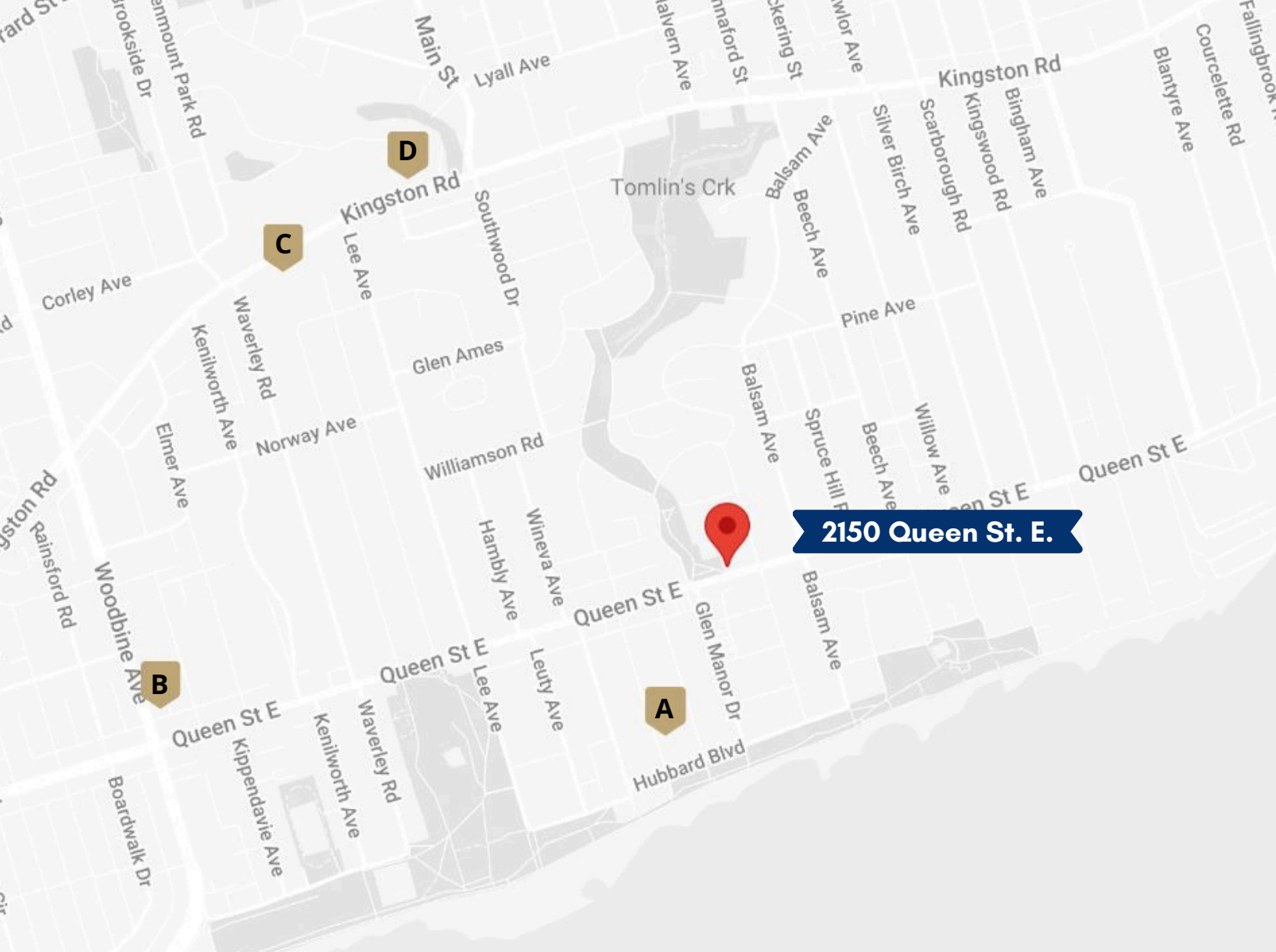
ABOUT THE BEACHES

The Beaches is home to several beautiful sandy beaches, stretching along Lake Ontario. Real estate in the Beaches tends to be on the higher end compared to other parts of the city, due to its desirable location near the water and its family-friendly, community-focused atmosphere. There's a mix of charming Victorian homes, modern condos, and low-rise buildings. The neighborhood is highly walkable, with a great mix of amenities, parks, and transit options.

INTERIOR SUITES



RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	15 Hammersmith Ave.	1 Bed	\$1,850	500 m
B	223 Woodbine Ave.	1 Bed	\$2,295	1.2 km
C	501 Kingston Rd.	2 Bed	\$2,450	1.5 km
D	600 Kingston Rd.	1 Bed	\$1,939	1.2 km



To book a tour
please email
reception@mysakrealty.com

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.

JOE MYSAK
Owner, Broker of Record



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