

## THE POET CONDOS - COMMERCIAL UNITS

# 1285 Queen St E

TORONTO, ON

Multiple Commercial Units

FOR SALE



CLICK HERE TO VIEW  
PROPERTY VIDEO



Concept Rendering Only

### EXCLUSIVE ADVISORS:

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SPECIALIZING IN URBAN INVESTMENT & DEVELOPMENT

**CBRE**



# 1285 Queen St E

TORONTO, ON

## ABOUT THE OFFERING

CBRE Limited is pleased to offer for sale the commercial units at the Poet Condos by Fieldgate Urban. Located just east of the intersection of Queen St E & Leslie St, these large format commercial units are well positioned for an owner occupier business or a value add investor. Units will be delivered in base building condition and have the ability to be offered in different formats/sizes to suit purchaser needs.

## PROPERTY DETAILS

LOCATION:	Queen St E / Leslie St
COMMERCIAL UNITS AVAILABLE:	1 & 2
ZONING:	CR 4.0
PARKING:	TBD
UNITS AMENITIES	- Non Residential Waste Room - Type G Loading
ASKING SALES PRICE:	\$800 per sq. ft.
POSSESSION:	Q1 2024

## DEMOGRAPHIC DETAILS

DISTANCE	POPULATION	AVERAGE HH INCOME	% POPULATION CHANGE (17-22)
1 KM	21,097	\$127,247	1.8%
2 KM	70,982	\$137,984	3.1%
3 KM	147,824	\$139,966	3.8%



**7 MIN WALK**  
MARTIN GOODMAN WATERFRONT TRAIL



**2 MIN WALK**  
501 STREETCAR STOP



**11 MIN DRIVE**  
GARDINER EXPRESSWAY

95

Walk Score

73

Transit Score

99

Bike Score





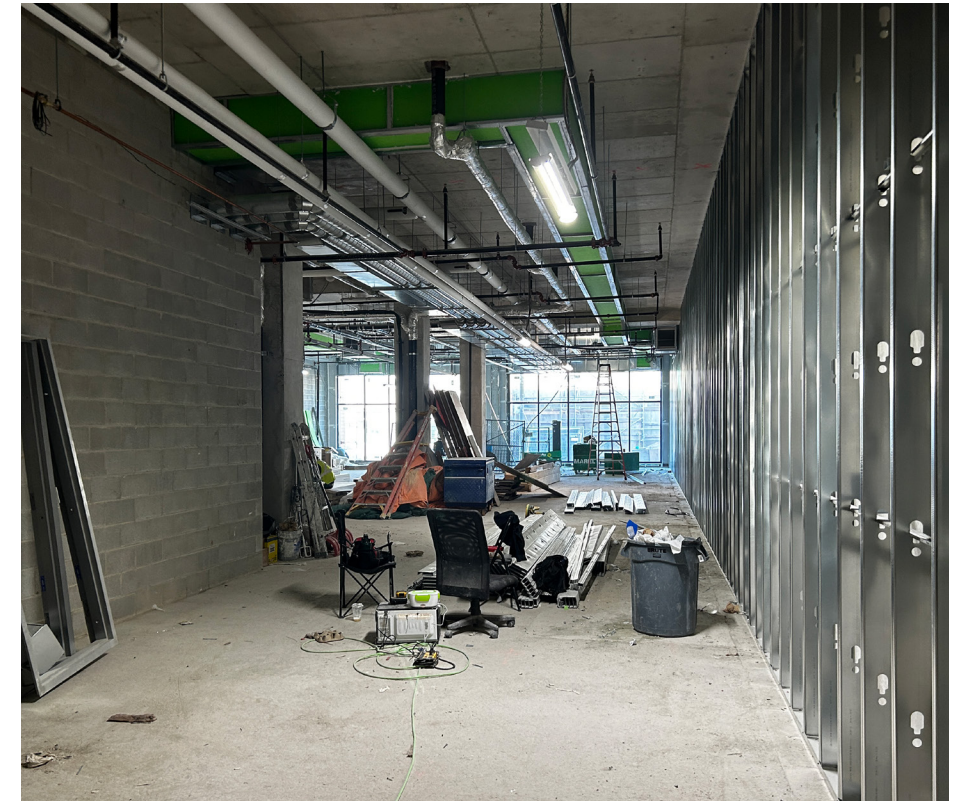
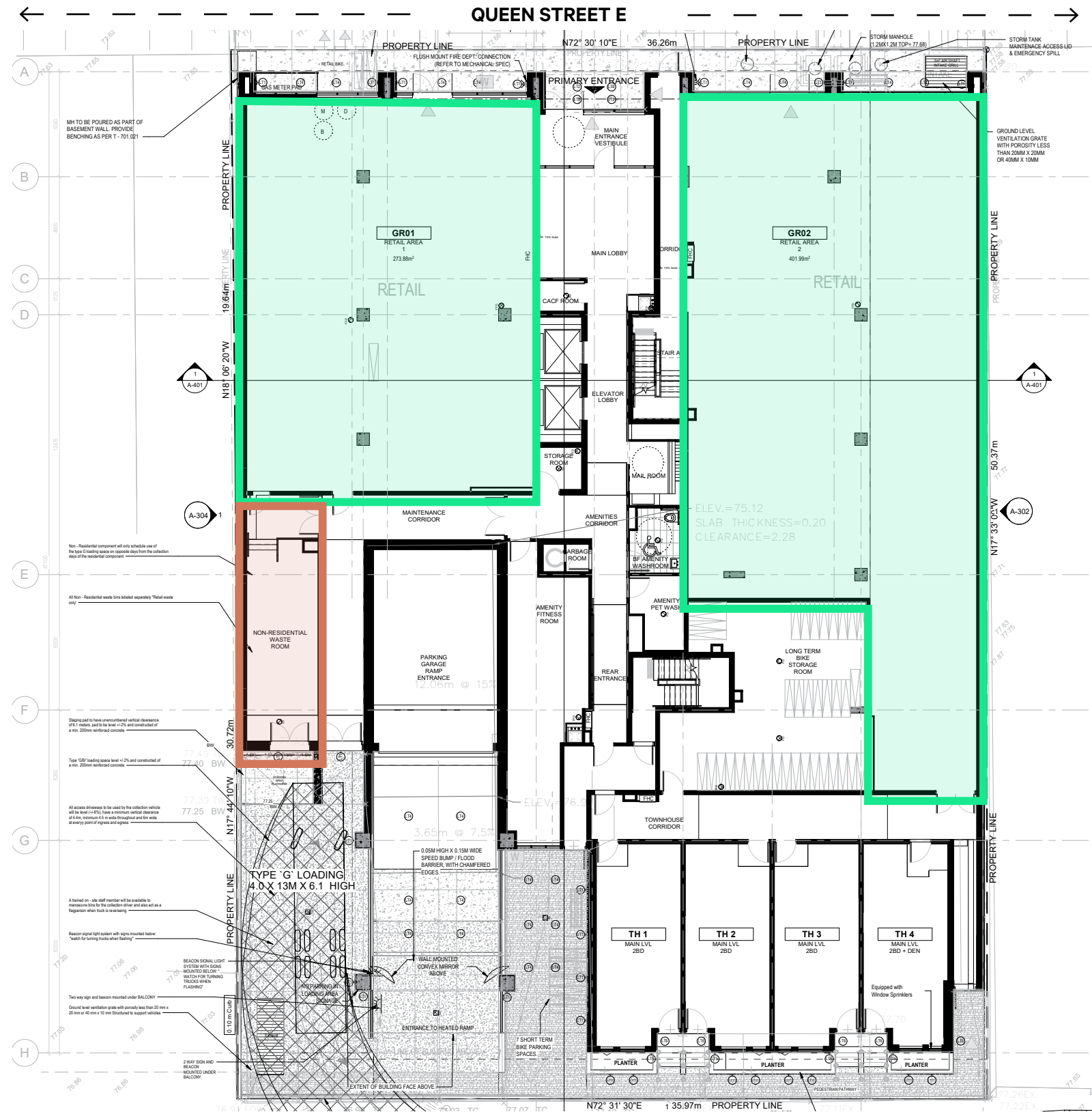
# FLOOR PLAN & INTERIOR PHOTOS



AVAILABLE FOR SALE



COMMON AREA

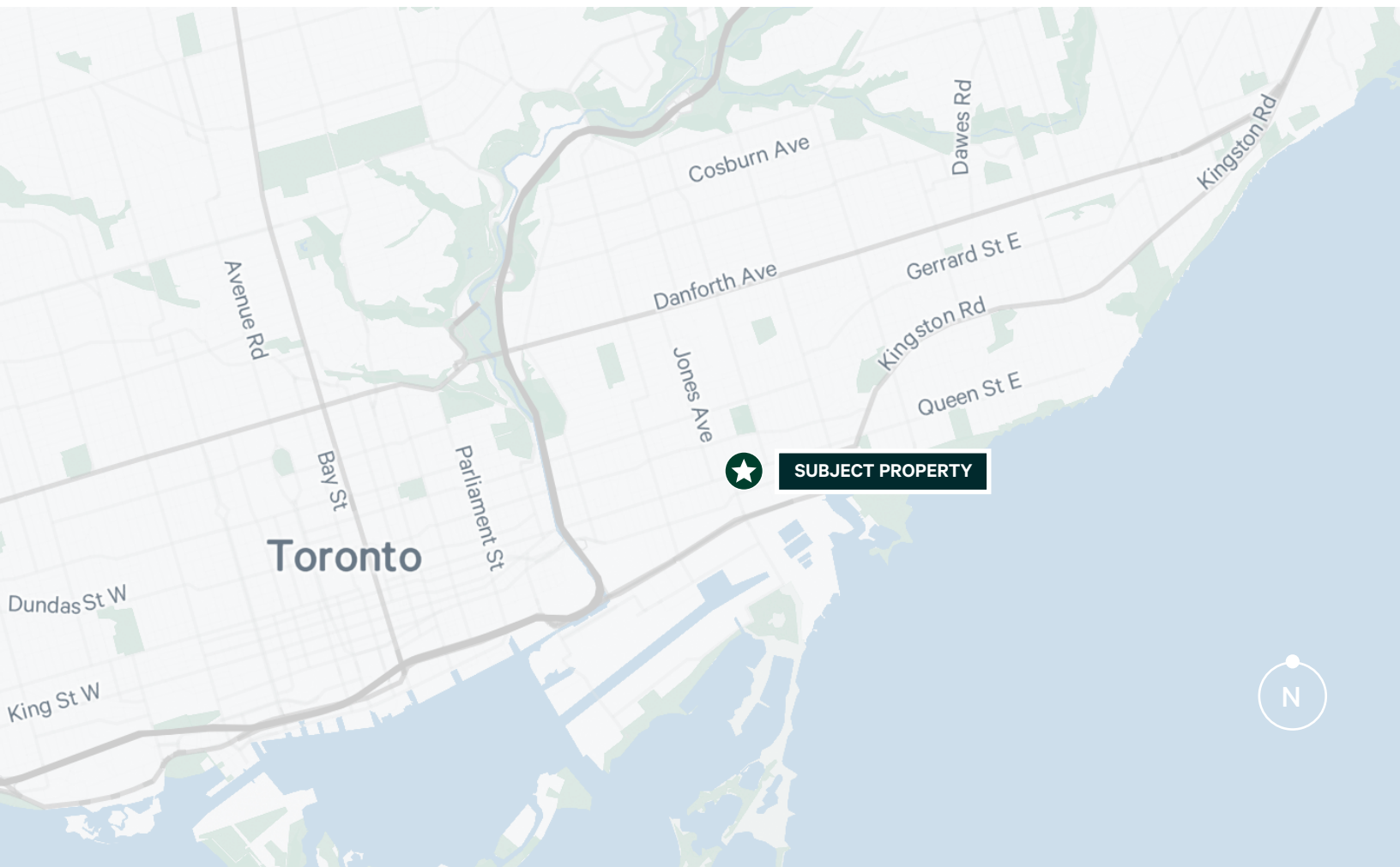




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## ASKING PRICE:

UNIT	NET(SQ. FT.)	PRICE
UNIT 1:	2,948	\$2,358,400
UNIT 2:	4,327	\$3,461,600

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\*Sales Representative | All outlines are approximate

### SPECIALIZING IN URBAN INVESTMENT & DEVELOPMENT

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