

CBRE

RETAIL
INVESTMENT
GROUP

1184 Queen Street East

FOR SALE | TORONTO, ON



The Offering

CBRE’s Retail Investment Group (the “Advisor”) is pleased to offer for sale 1184 Queen Street East in Toronto, Ontario; a newly constructed mixed-use property in the heart of Leslieville, one of the city’s most vibrant and sought-after neighbourhoods. The building includes a 1,330 sq. ft. ground-floor commercial unit and four residential apartments: two with one bedroom and two with two bedrooms. This offers an excellent opportunity for both end-users and investors.

Situated on a 0.04-acre parcel with 20 feet of frontage, the property benefits from strong pedestrian traffic, excellent visibility, and proximity to popular retail and transit. The commercial space suits a range of uses, while the residential units feature modern finishes and strong rental appeal.

This is a rare opportunity to acquire a high-quality mixed-use asset in one of Toronto's most dynamic retail corridors.

Property Details

Lot Size	0.04 Ac.
GLA	5,053 Sq. Ft.
Ground Floor	1,330.42 Sq. Ft.
Second Floor	1,455 Sq. Ft. (Two - 1 bedrooms)
Third Floor	1,455 Sq. Ft. (Two - 2 bedrooms)
Basement	813.75 Sq. Ft.
Frontage	20 Ft.
Depth	76 Ft.
Occupancy	Vacant
Zoning	Commercial Residential (CR)
Official Plan	Mixed Use

Asking Price: \$3,645,000



Property Highlights



EXCEPTIONAL LOCATION

Positioned along the lively Queen Street East corridor, the property enjoys a prime location within one of Toronto’s most culturally rich and rapidly evolving neighbourhoods.



DYNAMIC RETAIL MARKET

1184 Queen St E is surrounded by a thriving mix of independent retailers and destination dining such as Descendant Detroit Style Pizza, Nodo Leslieville, Dave’s Hot Chicken and Pilot Coffee.



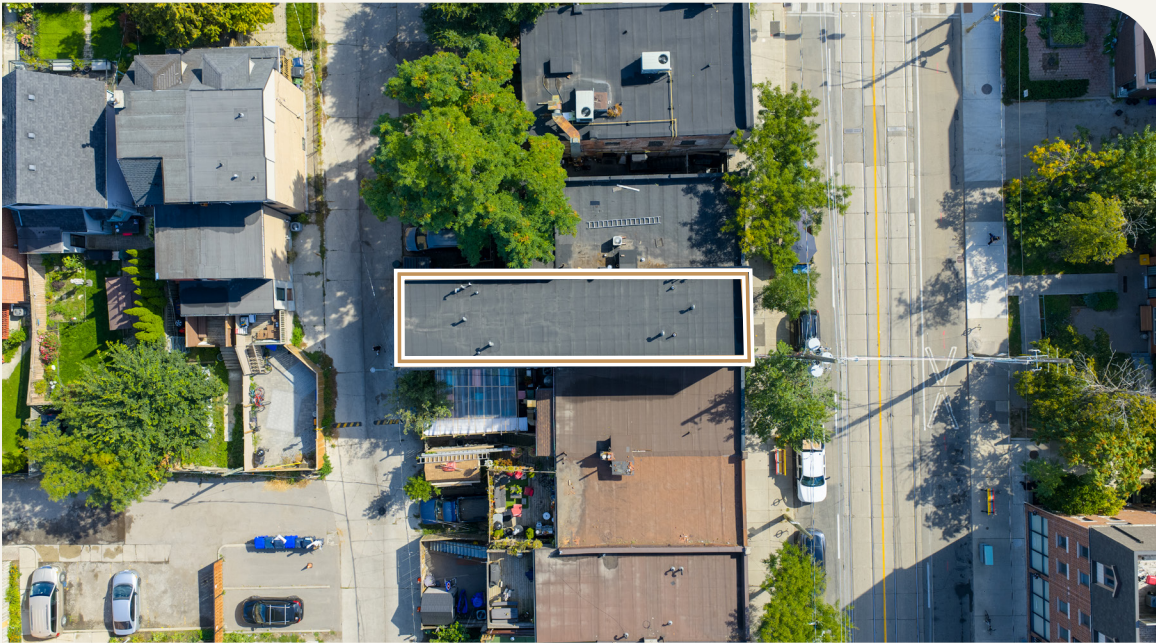
MODERN 3-STOREY BUILDING

A sleek, newly constructed building offering three levels of thoughtfully designed space. The structure supports a range of configurations, making it ideal for businesses seeking a contemporary footprint in a high-demand urban setting.

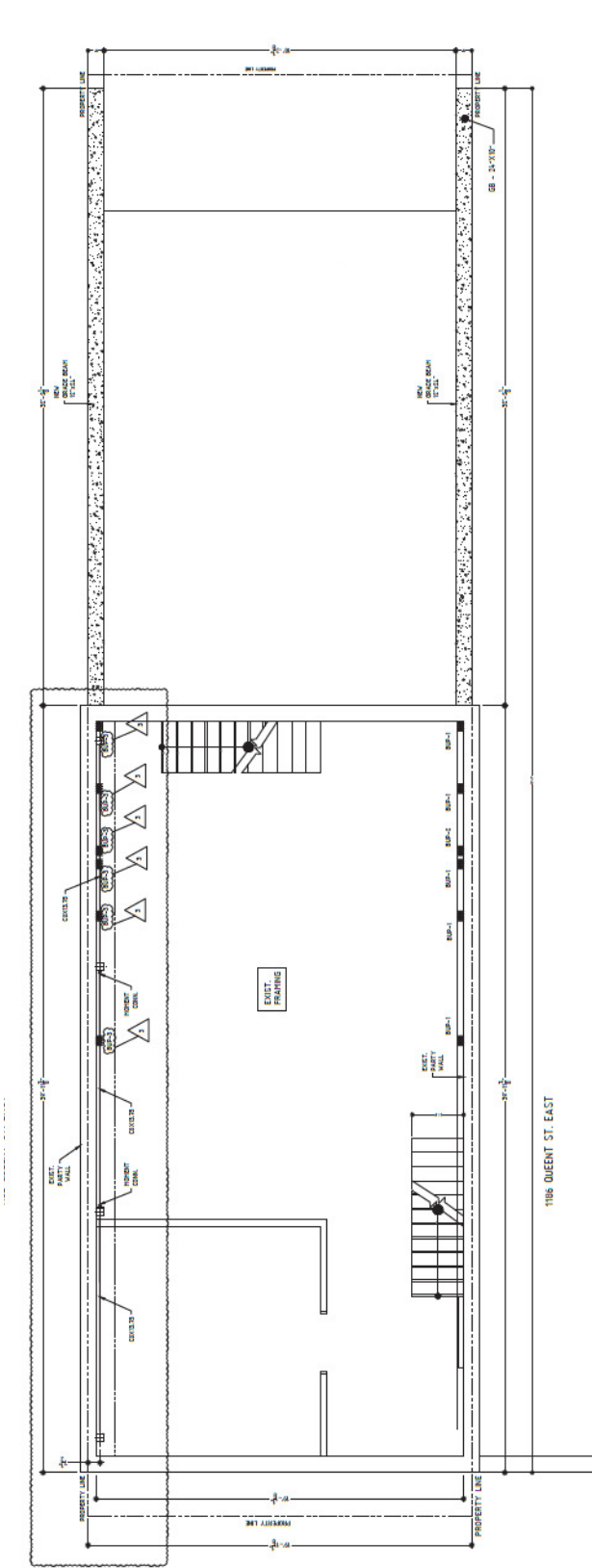


VACANT POSSESSION

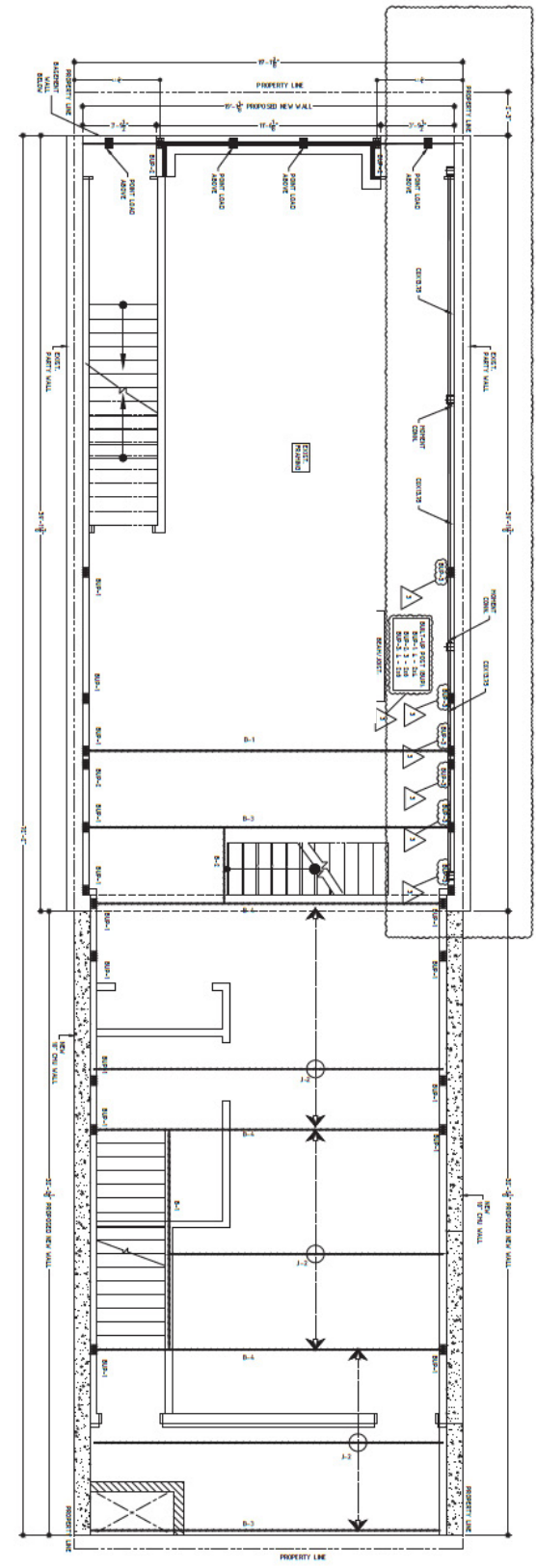
The property is delivered vacant, allowing immediate possession. For investors, this presents a rare opportunity to secure a high-quality asset and tailor the tenancy to suit long-term strategic goals.



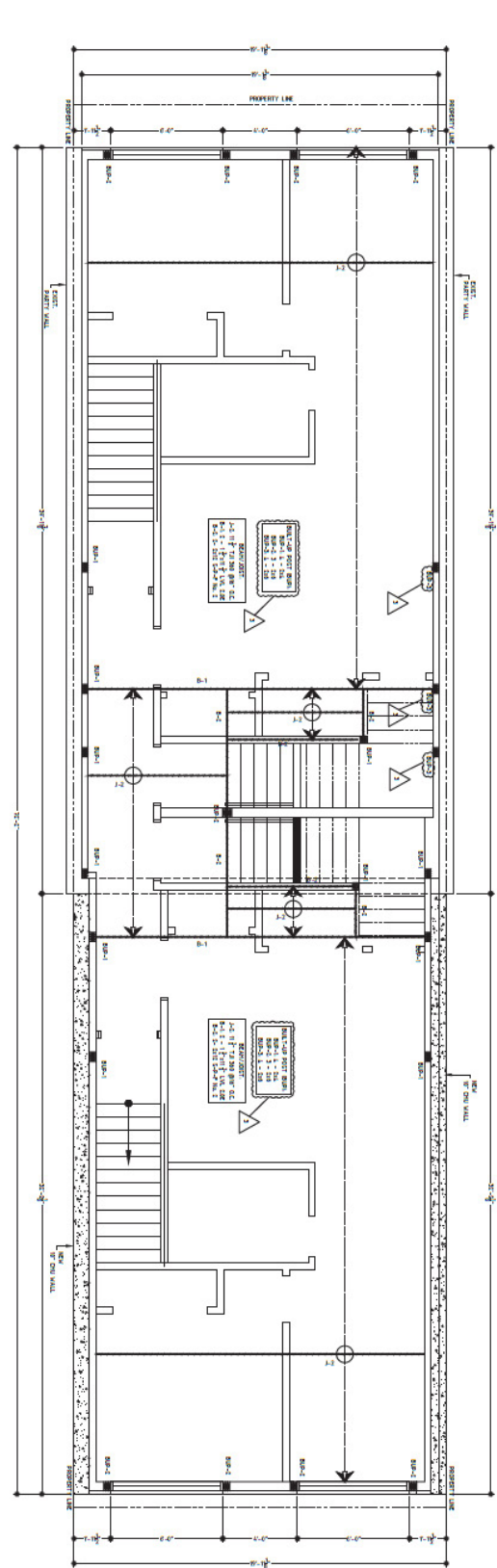
Floor Plans



Ground Floor



Second Floor



Third Floor



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