



Landmark Mixed-Use Property for Sale

2122 Queen Street East
Toronto

The Property

Property Details

Lot Size: 17,060 sq.ft.
Building Size: 24,484 sq.ft.
Frontage: 178 ft. on Queen Street East
Depth: 95 ft. on Hammersmith

Property Highlights

- » Corner freehold property
- » 17,284 sq.ft of retail & 10 one-bedroom apartments
- » National chains such as Mastermind Toys and Circle K add valuable credit-worthy tenancies to the asset mix
- » Excellent visibility with massive frontage on Queen Street East in the Beach neighbourhood
- » Upside on retail and residential rents
- » Development Potential
- » Stable income with WALT of 3.5 years for the commercial leases

Offers are due on February 21st, 2019 at 12:00 pm





Ground Floor Retail



Second Floor Residential



The Beach Overview

The Beach is a popular residential neighbourhood in the east end of the city known for its strong sense of community, relaxed small-town feel and unique charm. It is an in demand neighbourhood for families given its proximity to downtown, lakefront location, 3km boardwalk and many nearby parks and schools, with an average home costing well over a million dollars.

Queen Street East from just east of Woodbine Avenue to Victoria Park is the main retail strip of The Beach consisting of more than 300 businesses. The street is dominated by family-oriented independent shops and restaurants, intimate bistros, ice cream parlours and service-oriented shops. The area is supported by an influx of visitors in the summer months when residents from all over the city flock to the area to swim, sun bathe, play beach volleyball and to enjoy patio season. Various events such as Woofstock and the Beaches International Jazz Fest draws hundreds of thousands of visitors to the neighbourhood each year.



\$162,567

Average Household
Income (2018)*



17,726

Population (2018)*



*Within 1km of 2122 Queen Street East





The Beach Queen Street East Strip Home to Over 300 businesses

Popular local restaurants and cafes in the area include The Green Eggplant, Hogtown Smoke, Buds Coffee, Ed's Real Scoop and The Beacher Cafe. National retailers in the area include the LCBO, Coles, Shoppers Drug Mart, Nando's Peri-Peri Chicken, Hallmark, Petvalue and David's Tea.

Retail The Beach



Rowe Farms
LCBO
Wine Rack
PetSmart
M for Mendocino
Sleep Country
Hallmark
Juice & Java
Japango
Scotiabank
BMO
UPS Store
Hero Burger
Nando's







FOR MORE INFORMATION, PLEASE CONTACT:

Arlin Markowitz*

Senior Vice President
416 815 2374
arlin.markowitz@cbre.com

Alex Edmison*

Vice President
416 874 7266
alex.edmison@cbre.com

Jackson Turner**

Sales Associate
416 815 2394
jackson.turner@cbre.com

Teddy Taggart*

Sales Representative
416 847 3254
teddy.taggart@cbre.com

CBRE Limited, Real Estate Brokerage

145 King Street West, Suite 1100
Toronto, ON, M5H 1J8
416 362 2244

CBRE

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*Sales Representative, **Broker