

# 1884 QUEEN STREET EAST

TORONTO, ON

Premier Investor Opportunity in The Beaches





# 1884

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TORONTO, ON



## INVESTOR OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. ("JLL" or the "Advisor") is pleased to offer for sale condo-retail units located at 1884 Queen Street East, Toronto (the "Offering" or "Property"). Comprised of two (2) combined units, the Property totals 3,090 square feet ("SF") of leasable area, offering 130 feet ("FT") of premier wrap-around corner exposure at the intersection of Queen Street East & Woodbine Avenue.

1884 Queen Street East represents an attractive investment opportunity with the presence of a leading Canadian financial services group as a tenant. The existing lease agreement provides stability and long-term income for the property.

130 FT

Frontage

2

Combined Units

3,090

Total SF

# INVESTMENT HIGHLIGHTS

## HIGH-PROFILE CORNER ASSET WITH SUPERIOR VISIBILITY & EXPOSURE

Offering high-visibility main street frontage at the intersection of Queen Street East & Woodbine Avenue, the Property represents a rare opportunity to acquire a retail asset with superior signage and branding opportunities. Queen Street East is the main retail strip of The Beaches that consists of more than 300 businesses. The area experiences an influx of visitors in the summer months.

## HIGH QUALITY NEW CONSTRUCTION RETAIL

The Property was developed by Fieldgate Urban and Hullmark Developments. Containing 43 suites over 6 storeys, the boutique building was carefully crafted and designed to provide an intimate and warm atmosphere, unrivaled by most condominiums. The retail units feature high quality finishes and generous ceiling heights of 11 FT.

## CONNECTIVITY

Conveniently located at the Queen & Woodbine intersection, 1884 Queen Street East has direct access to the 501 Queen Streetcar and 92 Woodbine bus stops. Passengers can travel to downtown on the Bloor-Danforth subway line within minutes.



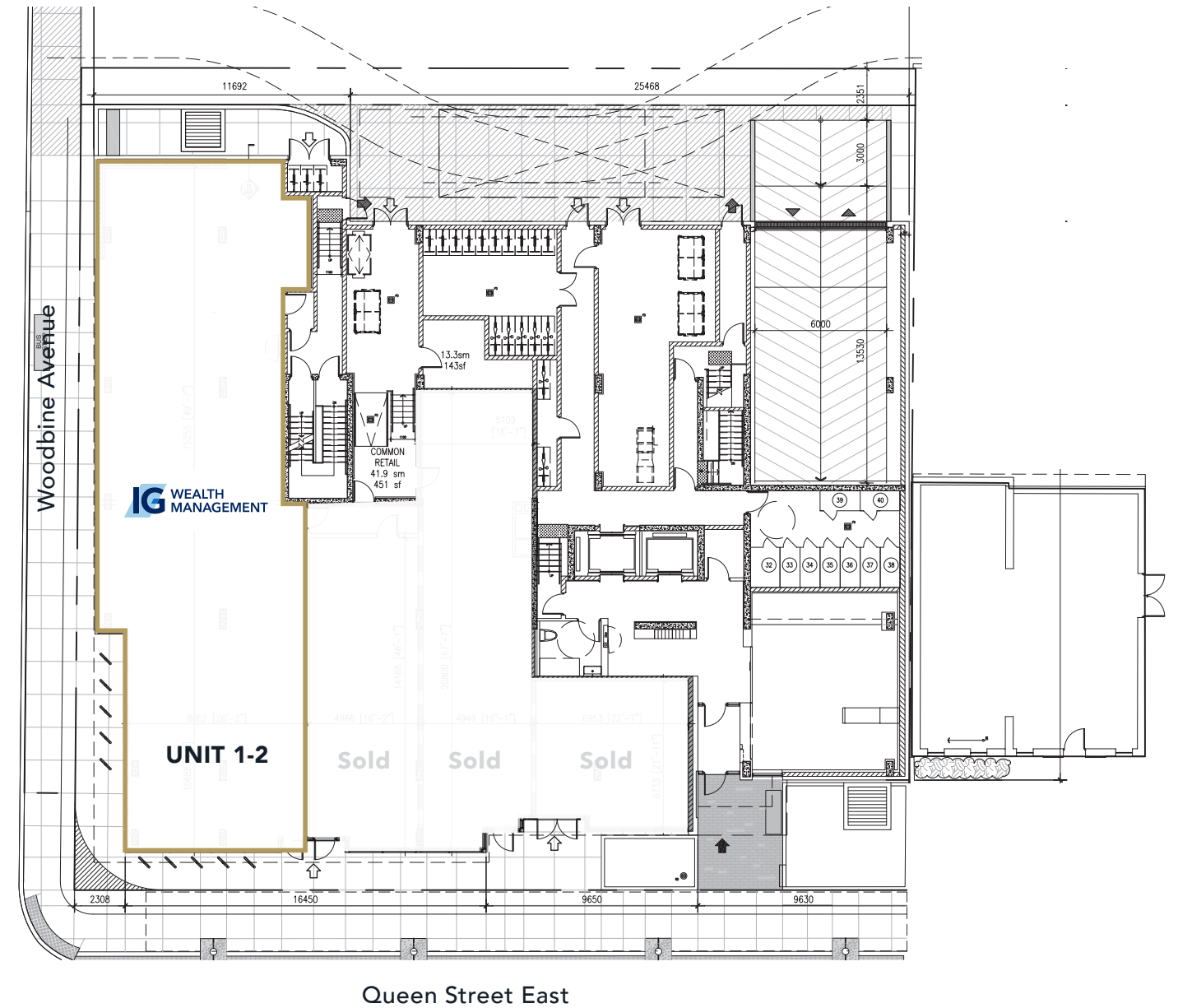
# ASSET OVERVIEW

The Property consists of two retail units totaling 3,090 SF, with over 30 FT of frontage on Queen Street East and 100 FT of frontage on Woodbine Avenue. Units 1 to 2 are currently leased by Investors Group, with approximately 9 years of lease term remaining.

## SALIENT DETAILS

<b>Municipal Address</b>	<b>1884 Queen Street East</b>	
<b>Intersection</b>	Queen Street East & Woodbine Avenue	
<b>Frontage</b>	130 FT	
<b>Queen Street East</b>	30 FT	
<b>Woodbine Avenue</b>	100 FT	
<b>Gross Leasable Area</b>	3,090 SF	
<b>Parking Stalls:</b>	3 (Available for sale or lease)	
<b>Clear Height:</b>	11 FT	
<b>Shipping &amp; Receiving:</b>	Type G loading area	
<b>Garbage:</b>	Direct access to shared retail garbage room	
<b>Electrical:</b>	100A/200A at 120V/208V	
<b>Completion:</b>	2021	
<b>Tenancies</b>		
<b>Unit No.</b>	<b>Tenant</b>	<b>Leased Area</b>
1-2	Investors Group	3,090 SF
<b>Occupancy</b>	100%	
<b>Realty Taxes (2023)</b>	\$32,012	
<b>Shared Facilities</b>	Reciprocal Operating Agreement (MTCC #2892)	
<b>Title</b>	Condo-Retail	

## Floor Plan



# THE BEACHES

The Beaches 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 and scenic lake-front location, accompanied by a 3km boardwalk. Queen Street East is the main retail strip of The Beaches that consists 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 experiences an influx of visitors in the summer months when residents from all over the city gather to the area to swim, sun bathe, play beach volleyball and to enjoy the outdoors. Various events such as Woofstock and the Beaches International Jazz Fest draws hundreds of thousands of visitors to the neighbourhood each year.



**7,492**  
Total Population

**5,878**  
Daytime Population

**\$200,235**  
Average Household Income

**\$200,176**  
Average Household Spending

**5.9%**  
Growth Rate  
(Next 5 Years)

**38.1**  
Median Age

**9**  
Public Parking Lots

Within 0.5km Radius | Statistics Canada, 2023

# OFFERING PROCESS

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## FREE & CLEAR

The Property is being offered on a as-is, where-is basis, free and clear of existing financing, without existing financing.

## SUBMISSION GUIDELINES

The Advisor has been retained by the Vendor to seek proposals to acquire the Property. The Property is offered for sale on an as is, where-is basis, free and clear of debt. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement before receiving detailed information about the Property.

## EXCLUSIVE ADVISOR

All inquiries regarding the Property should be directed to:

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