

EXCEPTIONAL COMMERCIAL BUILDING AVAILABLE

FOR SALE

1303 Queen Street E

IN THE HEART OF LESLIEVILLE



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savills



PROPERTY IS ALSO AVAILABLE FOR LEASE
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THE OPPORTUNITY

Right size commercial building for sale, centrally located in Leslieville

Address: 1303 Queen St E, Toronto, ON M4L 1C2

Lot size: 1,808 SF

Legal Description: PT LT 28 PL 214 TORONTO AS IN CT154125; CITY OF TORONTO

Zoning: CR 2.5

Total Size: 1,383 SF + Basement

Main Level: 855 SF

2ND Level: 528 SF

Basement: 348 SF

Taxes: \$16,329.88 (2025)

Insurance: \$5,873.04 (2025)

Utilities: \$2,073.07 (2025)

Availability: Immediate

- Comments:**
- Prime location on Queen Street East, just east of Leslie Street
 - Steps from the Queen streetcar
 - Excellent opportunity for end user or for income potential
 - Over \$500K in leasehold improvements put in place from previous tenant
 - Laneway house opportunity

OFFERS: REVIEWED AS RECEIVED

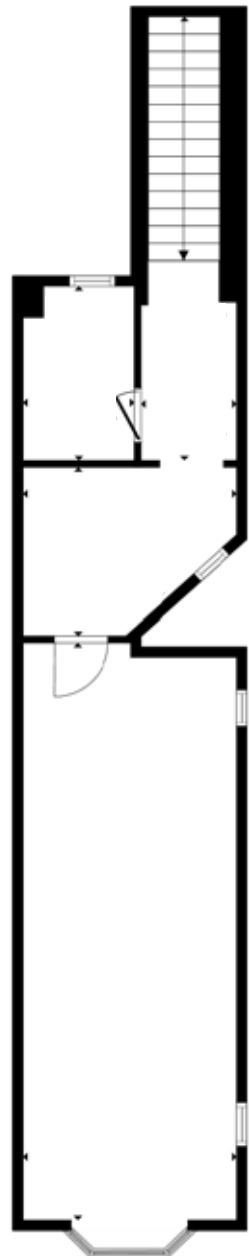
ASKING PRICE: \$1,099,999.00

*Buyer & Buyer Agent to verify all taxes, zoning, use and measurements

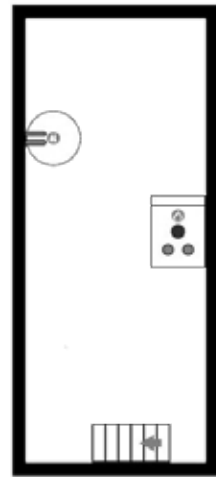
1303 Queen Street E



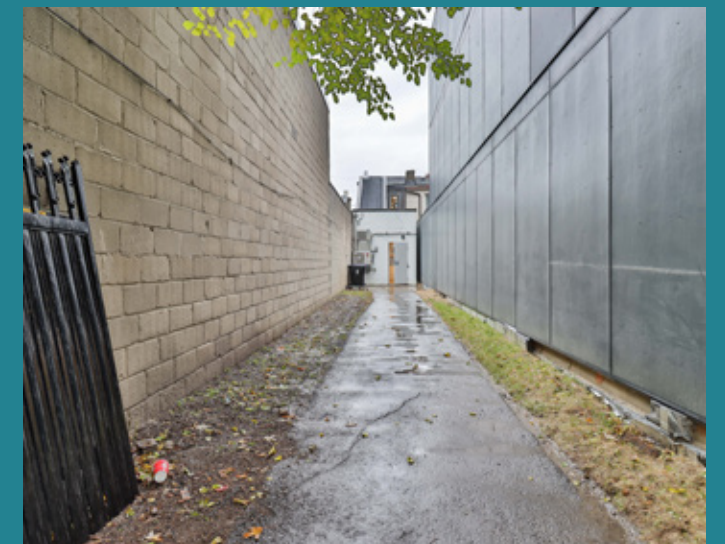
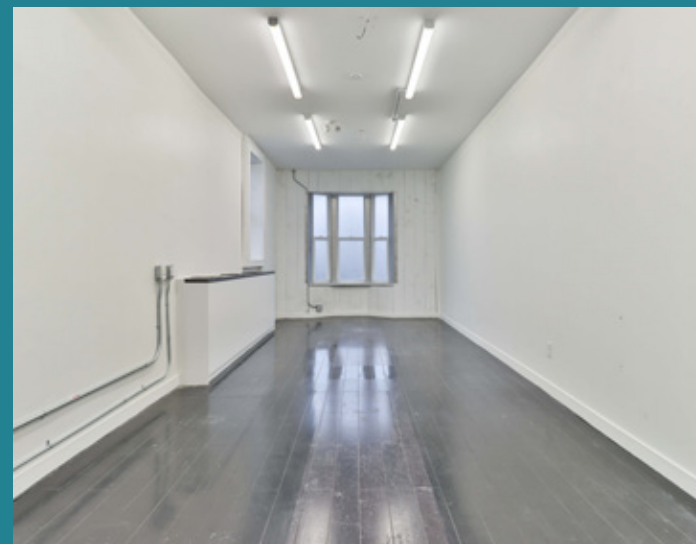
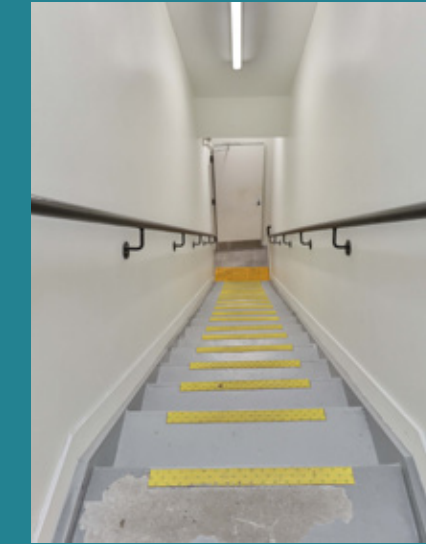
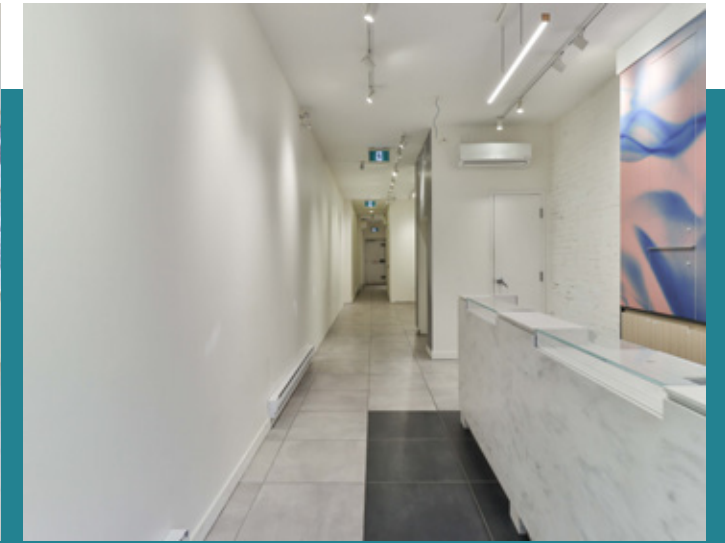
Main Level
855 SF



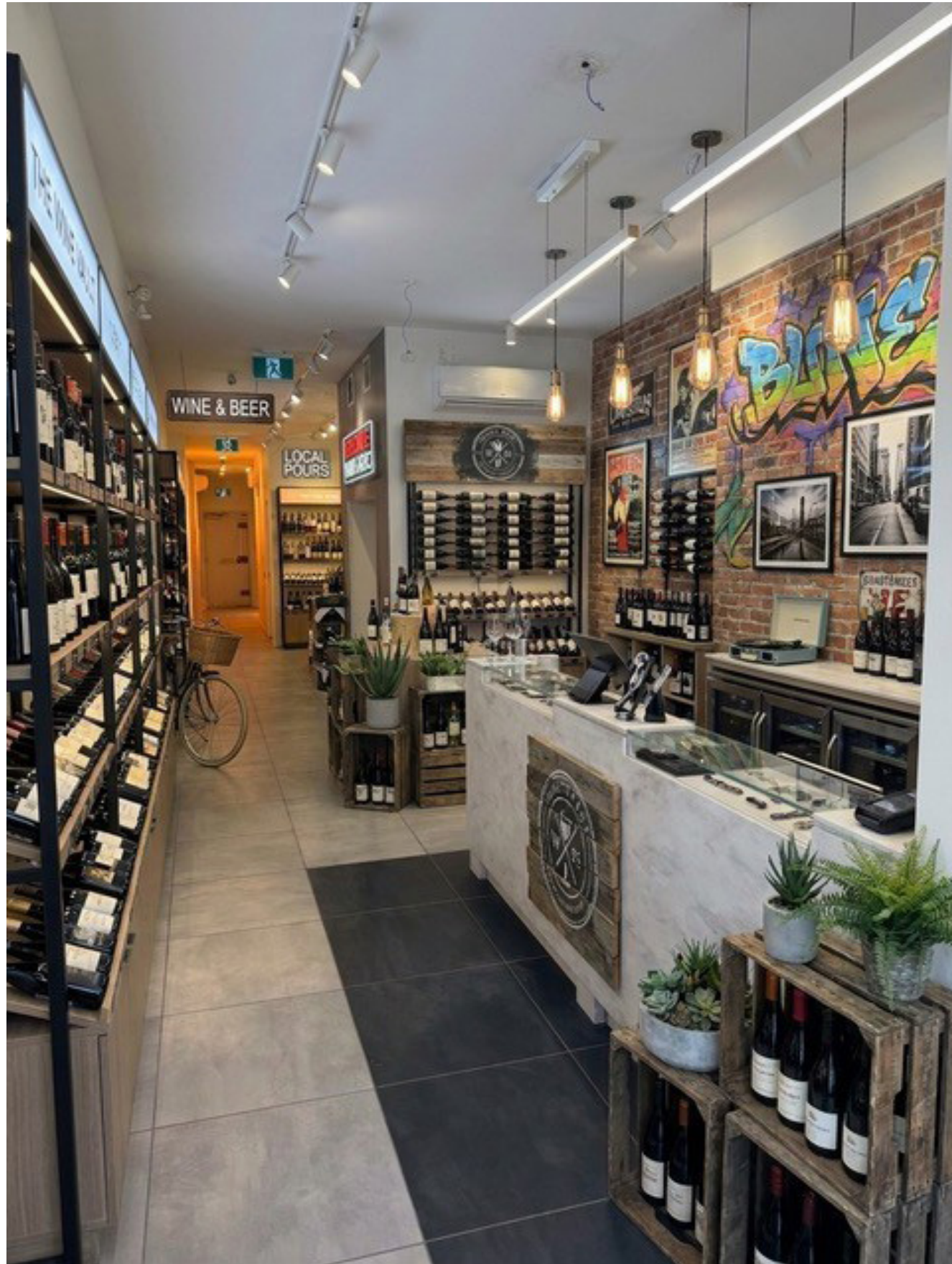
Second Level
528 SF



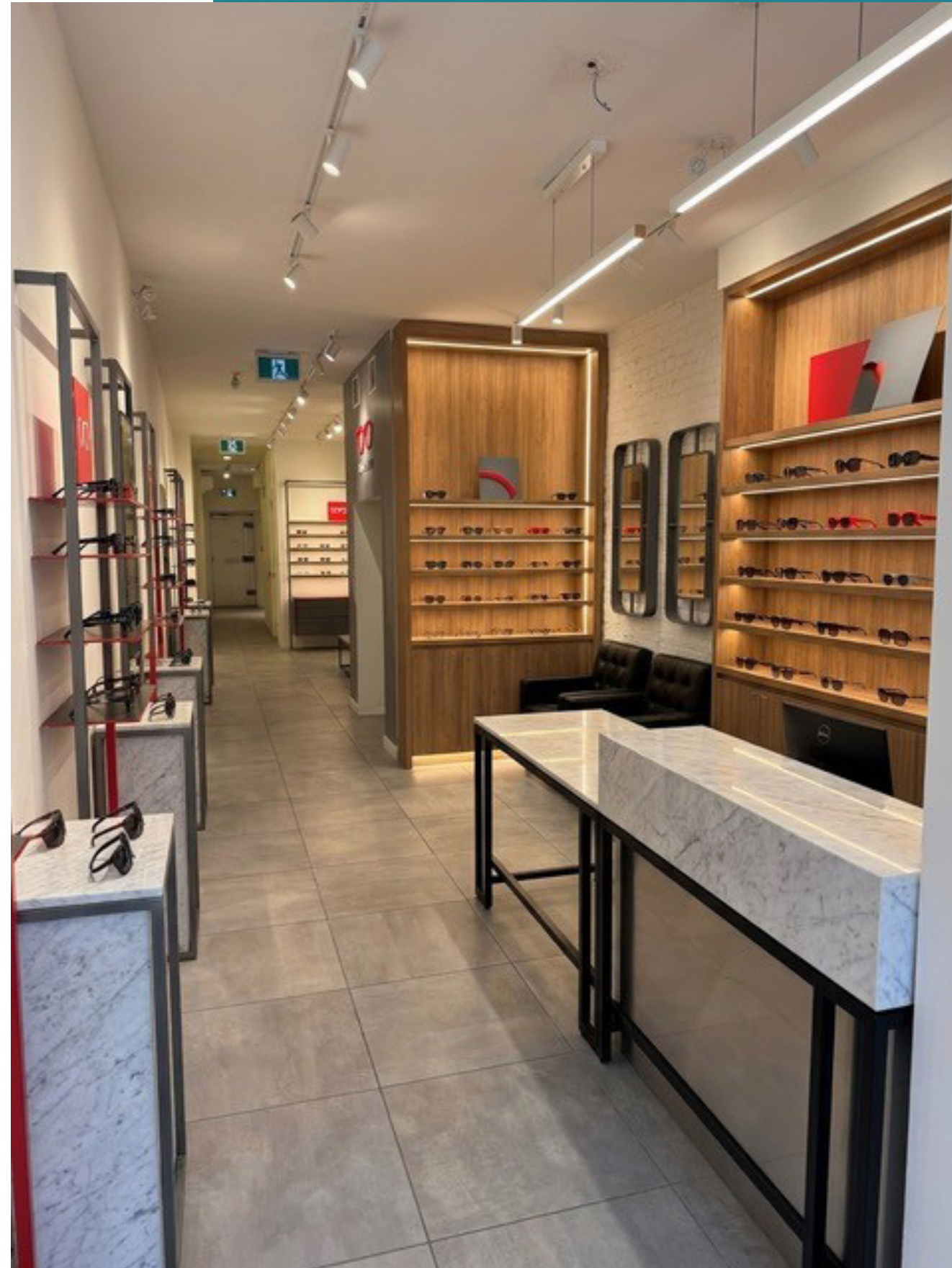
Basement
348 SF



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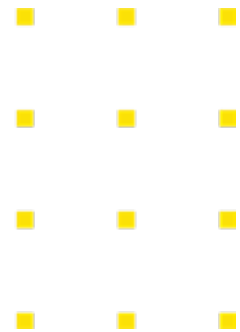
LESLIEVILLE + RIVERSIDE

Nestled in Toronto's east end, it is known for its cozy, small-town vibe

The Leslieville + Riverside has become a sought-after neighbourhood for young professionals and families. This creative hub is filled with an array of cafés, restaurants, craft breweries, vintage and thrift stores, gyms, and salons; all set against vibrant residential streets where many young families have put down roots.

Once known as Toronto's film district, the area still houses several studios lots, with surrounding streets and buildings often featured as cinematic backdrops.

Queen Street East, in particular, has experienced a remarkable transformation over the past decade, thanks to numerous condo developments, building re-developments (like the iconic Broadview Hotel), and a wave of new and established businesses; all contributing to the neighbourhood's renewed energy. Additionally, the area has gained a reputation for its excellent food scene, particularly its brunch spots, and is often compared to neighborhoods like Queen Street West or the Junction.



DEMOGRAPHICS



8,230
Total households



20,782
Total population



40
Median age



\$166,925
Avg. household income



35,000
Daily ridership
501 Queen Streetcar



\$3,757
Avg. spend on clothing



\$4,083
Avg. spend restaurants



36,878
Daily Vehicular traffic



1,942
Daily Pedestrian traffic

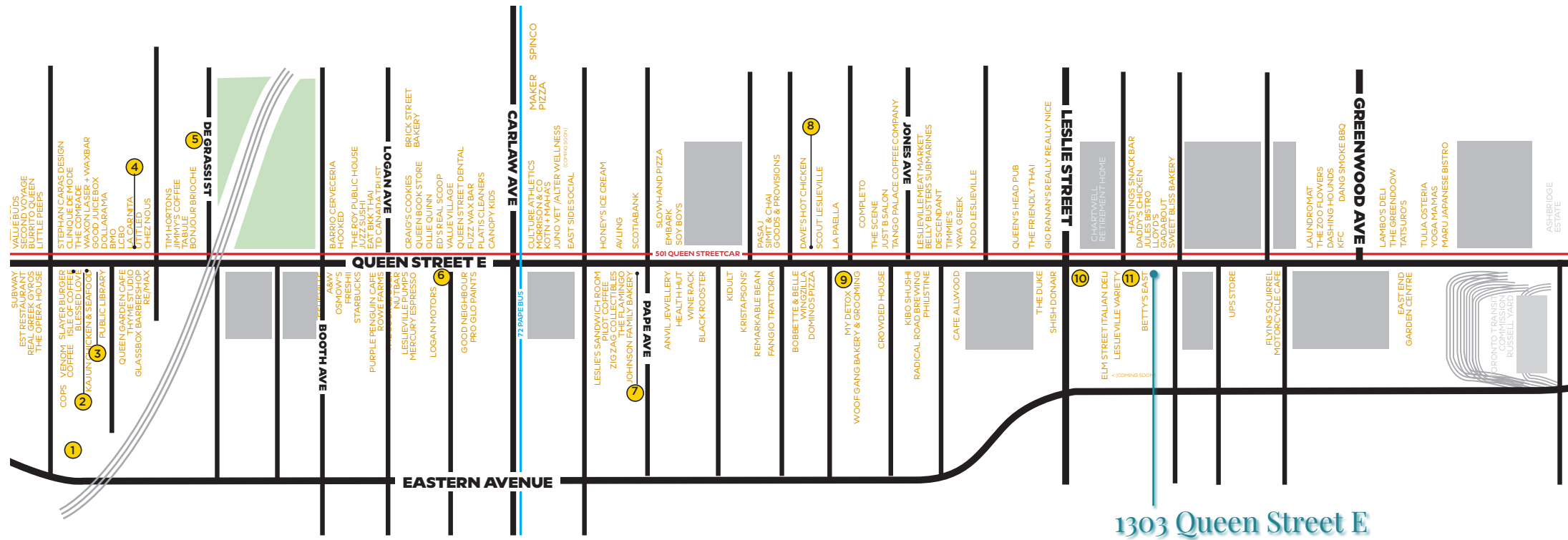


11+
New residential developments

Stats taken within a 1km radius of 1303 Queen St E
SOURCE: ESRI DEMOGRAPHICS 2025 + PIINPOINT

NEIGHBORHOOD RETAIL

Leslieville + Riverside



AREA DEVELOPMENTS

- | | |
|--|---|
| 1. 356-364 EASTERN AVENUE
Pre-Construction
11 storeys, 142 units
Completion: TBA | 7. GROVE CONDOS
Pre-Construction
6 storeys, 28 units
Completion: TBA |
| 2. 751 QUEEN EAST
Pre-Construction
5 storeys, 9 units
Completion: TBA | 8. 1134 QUEEN EAST
Pre-Construction
6 storeys, 30 units
Completion: TBA |
| 3. BIBLIO LOFTS
Under Construction
7 storeys, 28 units
Completion: Oct 2025 | 9. 115 LARCHMOUNT
Complete
6 storeys, 52 units
Completion: 2024 |
| 4. 768 QUEEN EAST
Pre-Construction
6 storeys, 15 units
Completion: TBA | 10. 1233 QUEEN EAST
Under Construction
9 storeys, 149 units
Completion: TBA |
| 5. 8 DE GRASSI
Pre-Construction
6 storeys, 16 units
Completion: TBA | 11. THE POET CONDOS
Complete
6 storeys, 69 units
Completion: 2024 |
| 6. 929 QUEEN EAST
Pre-Construction
9 storeys, 70 units
Completion: TBA | |



1303 Queen Street E

The Savills logo consists of a solid yellow square with the word "savills" in a lowercase, sans-serif font in black, positioned at the bottom right of the square.

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