



For Sale: Investment/Owner Occupier Opportunity

2006 Queen Street E

Outstanding investment opportunity or ideal owner-occupier property located in the vibrant heart of The Beaches!

Lennard:

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2006 Queen Street E

Street-front retail and office investment opportunity on Queen Street East



Building Area

Ground Floor: 1,550 SF

Second Floor: 1,200 SF

Third Floor: 600 SF

Basement: 1,550 SF

Total GFA: 4,900 SF



Site Area

0.04 acres

Frontage

14.75 ft



Asking Price

\$1,950,000

Property Taxes (2026)

\$26,840.28



Legal Description

PT LT 7-8 PL 5E TORONTO AS IN
CT704330; S/T & T/W CT704330;
CITY OF TORONTO



Zoning

MCR - Mixed Use
Commercial Residential



Listing Agents

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Senior Vice President

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Property Highlights

- Well located street front property in the heart of The Beaches community in Toronto
- Investment or owner occupier property
- Main floor occupied by well established long-term restaurant tenant
- Second & third floors consist of shared space with 7 private offices
- Great income producing asset with upside and flexibility (all tenants are month-to-month)
- Adjacent to Kew Gardens, Lake Ontario and popular beaches
- Several condominium developments in the area
- Abundant area amenities including restaurants, cafes, shopping, parks and trails
- Neighbouring tenants include A & W and Tim Hortons
- The properties on either side of 2006 Queen Street E are also available for sale and present an excellent opportunity for a potential land assembly



Lennard:

*Sales Representative

2006 Queen Street E

Location Map and Property Photos

- Easy access to the Don Valley Parkway, Gardiner Expressway & Lakeshore Boulevard
- Directly serviced by streetcar along Queen St E. and proximity to multiple TTC routes including future planned Riverside-Leslieville transit station



2006 Queen Street E

Income & Expenses

Unit #	Tenant	Area (SF)	Expiry Date	Monthly Rent	Annual Rent	TMI	Gross Revenue
Main Floor & Basement	Sunset Grill	3,100	Month to Month	\$9,800.00	\$117,600.00	\$50,171.95	\$167,771.95
Suite 1	Office	-	Month to Month	\$925.00	\$11,100.00	Gross	\$11,100.00
Suite 2-3	Office	-	Month to Month	\$620.00	\$7,440.00	Gross	\$7,440.00
Suite 4	Office	-	Vacant*	\$400.00	\$4,800.00	Gross	\$4,800.00
Suite 5	Office	-	Vacant*	\$300.00	\$3,600.00	Gross	\$3,600.00
Suite 6-7	Office	-	Month to Month	\$1,250.00	\$15,000.00	Gross	\$15,000.00
Total Office Area		1,800					
Total		4,900		\$13,295.00	\$159,540.00	\$50,171.95	\$209,711.95

* Suite 4 & 5 projected rents for stabilized income calculation.

Operating Expenses (2026)	
Property Tax	\$26,840.28
Building Insurance	\$9,631.00
Utility-Water	\$20,562.47
Utility-Waste	\$3,191.93
Office Cleaning	\$2,400.00
Hydro Electricity (Offices)	\$5,377.00
Office Internet	\$1,776.00
Maintenance	\$3,247.85
Enercare Hot Water Tank	\$281.00
Total Operating Expenses	\$73,307.53
Gross Revenue	\$209,711.95
Total Operating Expenses	\$73,307.53
Net Operating Income	\$136,404.42

Tenant Profiles

sunset grill

This location is the original home of Sunset Grill. While it now operates independently, it continues to serve all-day breakfast and remains a well-loved fixture in the community, known for its exceptional service.



The Office Tenants comprise of a diverse range of services predominantly operated by locals living in the immediate or nearby area.

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Adjacent Properties Available for Sale

The properties on either side of 2006 Queen Street E are also available for sale and present an excellent opportunity for a potential land assembly



2004 Queen Street E	
Price	\$2,490,000
Type	Investment
Tenant	
Main Floor	A&W
Upper Floor	Vacant 2 bedroom apartment
Total Area	3,079 SF
MLS Number	E13451704

2006 Queen Street E	
Price	\$1,950,000
Type	Investment
Tenant	
Main Floor	Sunset Grill
Upper Floor	Office
Total Area	3,350 SF
MLS Number	E13501640

2008 Queen Street E	
Price	\$ 1,880,000
Type	Investment
Tenant	
Main Floor	Fat Bastard Burrito
Upper Floor	1 bedroom + den
Total Area	1,749 SF
MLS Number	E13487452

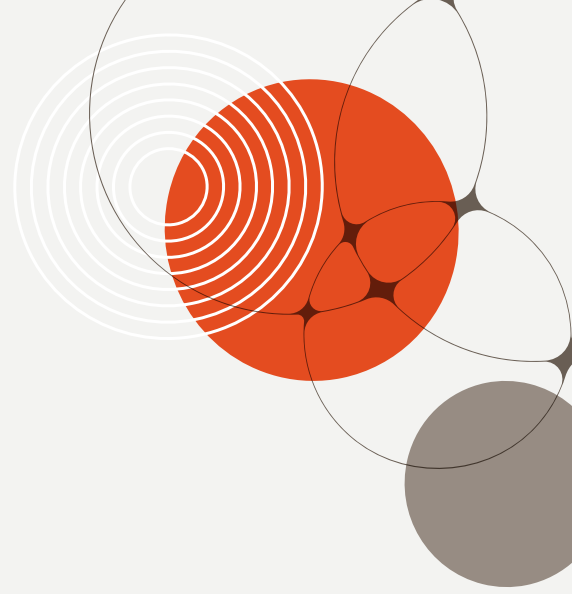
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Area Amenities & Developments



Area Developments

1. 1 Rainsford Rd: 6 storey mixed-use residential & commercial (The Riedel Group)
2. 200 Woodbine Ave: 6 storey mixed-use residential & commercial (The Riedel Group)
3. 1884 Queen St E: 6 storey mixed-use residential & commercial (Fieldgate, Hullmark)
4. 73 Woodbine Ave: 5 story residential (Beachwood LP)
5. 1960 Queen St E: 6 story mixed-use residential & commercial (Reserve Properties)
6. 2000 Queen St E/2 Bellefair Ave: 5 story condominium & townhomes (Reserve Properties)
7. 2024-2040 Queen St E: 6 story mixed-use residential & retail (Crombie Reit)
8. 2343 Queen St E: 5 story mixed-use residential and commercial (Frank Bernardo)



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