

250 Queen Street E, Toronto, Ontario M5A 1S3

Listing

[250 Queen St E Toronto](#)

Active / Commercial / Investment

MLS® #: C12554222

List Price: \$5,900,000 / For Sale

New Listing

Toronto/Toronto C08/Moss Park



Tax Amt/Yr:	\$30,149.77/2025/Annual	Transaction:	Sale
SPIS:	No	DOM	2
Category:	Apartment	Use:	Apts-13 To 20 Units
Link:		Holdover	180
Freestanding:	Yes	Franchise:	No
Occupant:	Tenant	Possession:	TBD
Zoning:	com/res=CR2(c1; r1.5*1388)		
Cross Street:	Queen and Sherbourne		
Directions:	Queen and Sherbourne		
Prop Mgmt:			
Status Cert:			

Seller: RICHVALLEY ENTERPRISES LTD.

Recent: 11/18/2025 : NEW

PIN #:	210900489	ARN #:		Contact After Exp:	No
Additional PIN #:		Phased Tax Value:		Under Contract Mnthly:	
Possession Type:	Immediate			Possession Date:	2026-01-19
Possession Rmks:	TBD			Road Access Fee:	
Local Improv:				Survey Year/Type:	
Seasonal Dwelling:				Realtor Sign on Prop:	Yes
Total Area:	3,487 Square Feet	Lot/Bldg/Unit/Dim:	Building 35.25 x 99.99 Feet	Rail:	No
Ofc/Apt Area:	7,905 Square Feet	%Bldg:	100	Basement:	Yes
Industrial Area:	0.00	Water:	Municipal	Days Open:	Varies
Retail Area:	3,487 Square Feet	Sewers:	Sanitary	Area Infl:	Public Transit, Rec Centre
Winterized:	Fully	A/C:	Yes		
Clear Height:	9'	Garage Type:	None		
Heat:	Gas Forced Air Cldsd				
Sprinklers:	Partial Sprinklers				
Utilities:	Available				

Commercial/Financial Information

Remarks/Directions

Client Rmks: Exceptional investment and redevelopment opportunity in the heart of downtown Toronto. Located at 250 Queen Street East, this high-visibility mixed-use property offers premium land positioning directly across from active high-rise development and within easy distance to the Eaton Centre, Queen Station, Financial District, TMU, George Brown, hospitals, and major employment hubs. The main level features a spacious vacant 3,487 sq ft commercial space suitable for retail, service, hospitality, wellness, office, or creative commercial uses. Strong foot and vehicle traffic provide excellent visibility and branding potential. Above the commercial space is a licensed 20-room apartment complex totaling approx. 4,418 sq ft, offering immediate rental income and flexible future options. Ideal for investors seeking both cash flow and long-term upside. Total above-ground area: 7,905 sq ft. Located in the rapidly transforming Moss Park corridor, surrounded by new and proposed condominium towers, modern retail, transit routes, and ongoing revitalization. This is one of Toronto's most active areas for urban intensification and mixed-use development. Perfect for developers, land bankers, end-users, or value-add investors looking for a downtown asset with future potential. Prime Queen Street East exposure, unmatched walkability, and strong long-term appreciation fundamentals make this a rare opportunity in Toronto's core.

Broker Rmks: Att Sch B email all offers 48 hours to tomtsambo@gmail.com. 35 Feet on Queen highest and best use is high rise. Great opportunity for investors/developers. Mixed-use building w/ 3,400 sq ft main-floor commercial + licensed 20-rooming apartment complex above. ONE TENANT LEASES 17 ROOMS, AND THERE ARE 3 separate tenants, to collect a total of 4 residential rents upstairs. Premium land directly across from new high-rise development. Strong foot/vehicle traffic. Steps to Eaton Centre, Queen Station, and Financial District. Heritage-listed-ideal for creative redevelopment. Contact LA for full package & showings. Confidentiality Agreement to be completed before showing, thank you.

Appt/Showing Rmks:

Showing Requirements: List Salesperson

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	CENTURY 21 HERITAGE GROUP LTD.			Phone:	905-883-8300
List Brkr Addr:	11160 YONGE ST # 3 & 7, Richmond Hill L4S1H5			Fax:	905-883-8301
List Salesperson:	TOM TSAMBOURLIANOS, Broker			Phone:	416-520-3601
Contract Date:	11/17/2025	Leased Terms:		Original \$:	\$5,900,000
Last Update:	11/18/2025	Expiration Date:	11/30/2026		
		CB Comm:	2.5 %		