

1078 Queen Street W

Toronto, Ontario

Lennard:

POETRY JAZZ CAFÉ



For Sale: Retail Streetfront Investment with Residential Unit

For more information
please contact:

David Horowitz*
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*Sales Representative



Virtual Tour
Available!

For Sale

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Property Overview

Property Type	Mixed-Use (Retail/Residential) 2 Storey Stand-Alone Building
Building Area	
Ground Floor	2,350 SF
Second Floor	945 SF (3-Bedroom Residential Unit)
Total Building Area	3,295 SF
Lot Size	25 FT x 100 FT
Zoning	CR 3.0 (c1.0; r2.5) SS2 (x1575)

Property Highlights

- Located along Queen Street West on the north side, just west of Ossington Avenue. The area serves as a destination for retail, dining, bars, and nightlife.
- Stand-alone building with 25 ft frontage.
- Well suited for both owner-users and investors.
- Delivered vacant, allowing immediate occupancy.
- 2,350 sq ft ground floor retail space previously configured for multiple users.
- Flexible layout allowing for single occupancy or division into multiple tenancies.
- Includes a second floor 3-bedroom residential unit providing additional income or optional use.
- South-facing frontage across from a park provides open exposure.



Sale Price
\$3,495,000.00

Taxes (2025)
\$20,660.00



Listing Agent
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Virtual Tour
[Click Here to View](#)



*Vacant
Possession*

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Property Photos

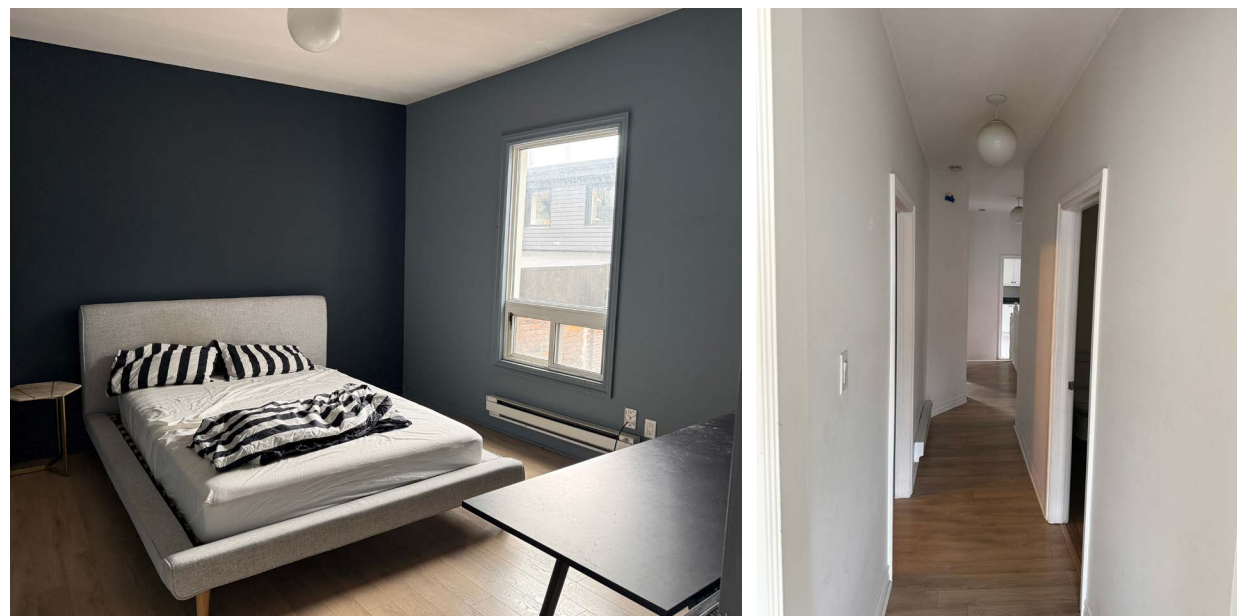


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Property Photos



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Amenities & Transit Map



Legend

-  Streetcar Stops
-  Streetcar Routes
-  Food Establishments
-  Neighbourhood Retail
-  10 Minute walk to Trinity Bellwoods Park
-  5 Minute drive to Gardiner Expy

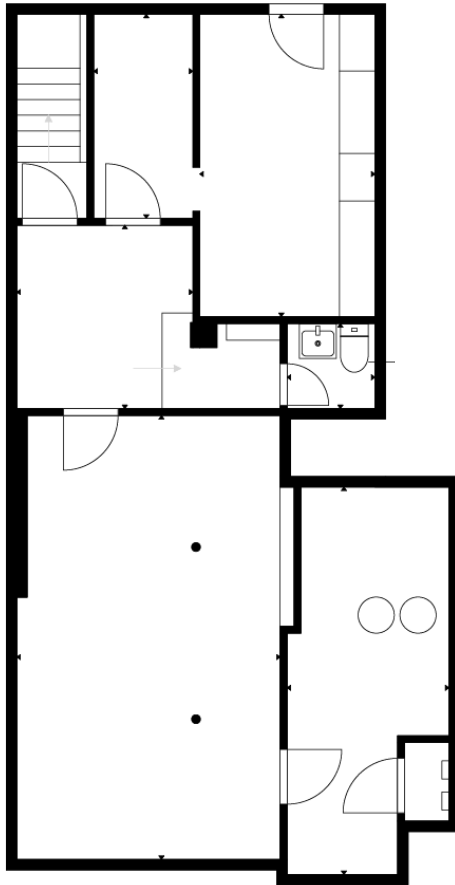
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Floorplans

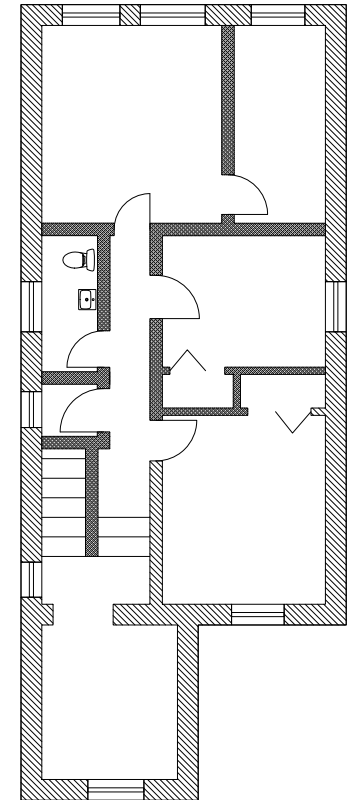
Basement - 829 SF



Ground Floor - 2,350 SF



Second Floor - 945 SF



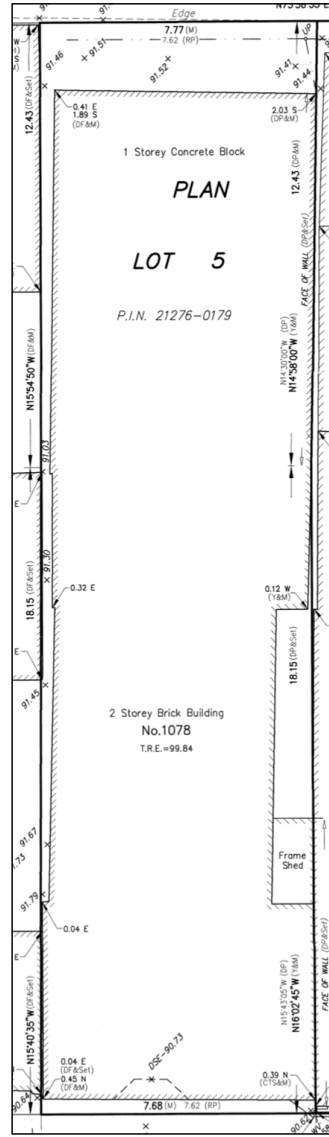
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Survey

Lot Plan



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Offering Guidelines & Terms of Engagement

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained to sell the following Property by its owners, Regina Street Inc. (the “Vendors”):

1078 Queen Street W.

The Property is to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been obtained from the Vendors or Advisor or any other related person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale.

The Property will be sold free and clear of debt. The objective of the Vendors is to maximize proceeds while preference will be given to offers with limited conditionality and a timely closing. *Offers will be reviewed on an as received basis.*

Asking Price:

\$3,495,000

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient.
Lennard Commercial Realty, Brokerage.