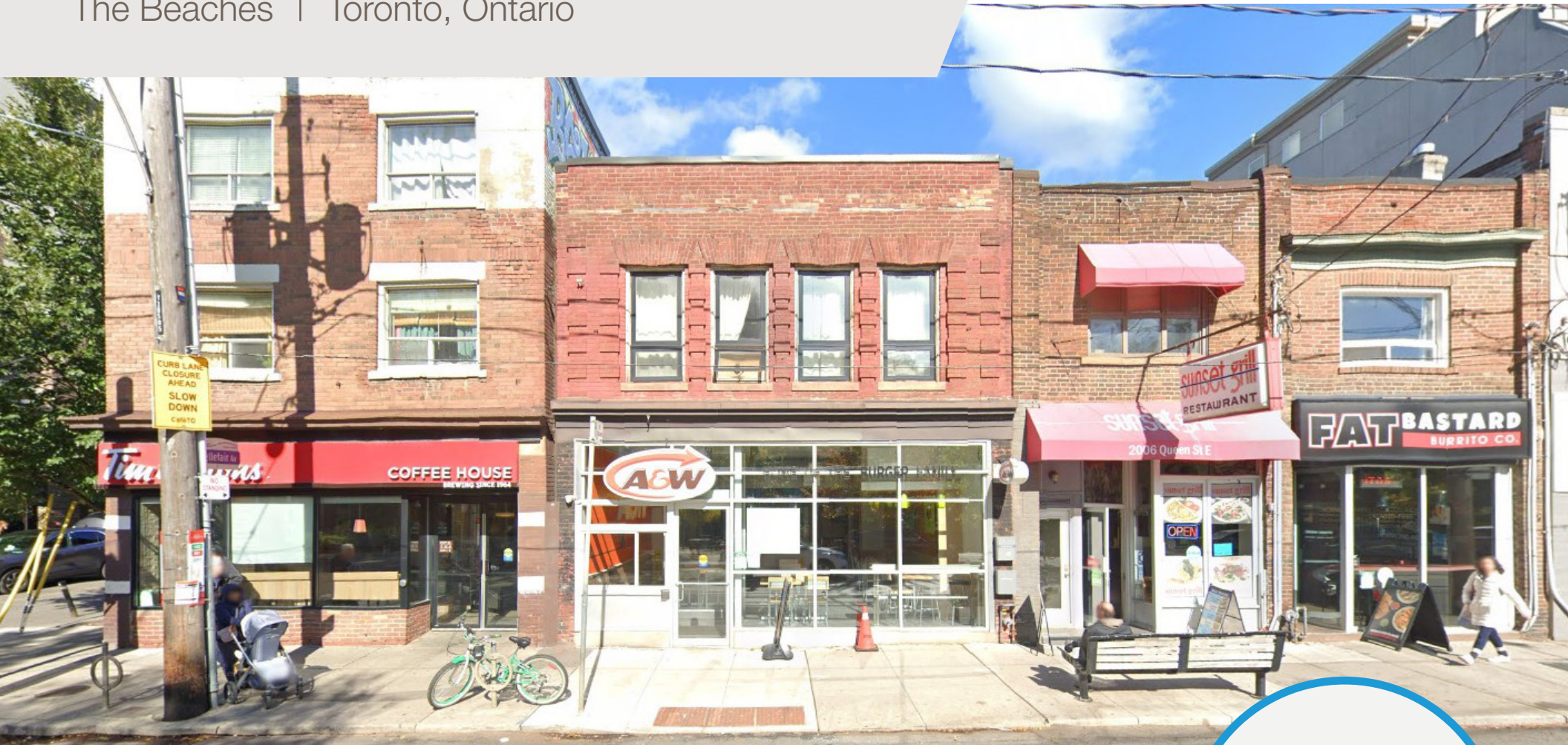


2004 Queen Street E

The Beaches | Toronto, Ontario

Lennard:



For Sale: Mixed-Use Streetfront Retail

**Reduced
Price!**

For more information
please contact:

*Sales Representative

David Horowitz*
Senior Vice President
416.525.2005
dhorowitz@lennard.com

For Sale

2004 Queen Street E

Toronto, ON

Property Highlights

- Premier Beaches location with Queen Street East frontage
- A&W-anchored mixed-use investment in the Beaches
- Strong national covenant with A&W Food Services of Canada Inc.
- A&W lease in place through 2036 with no near-term rollover risk
- Contractual rent escalation effective January 2027
- NNN commercial lease, tenant pays all taxes, insurance, and operating expenses
- Fully renovated 2020-2021, including purpose-built rear addition
- Renovated 2-bedroom apartment with dedicated parking, delivered vacant
- Dedicated parking for the commercial unit

For Sale

2004 Queen Street E

Toronto, ON

Property Overview

Building Area

Retail	2,000 SF
Residential (Vacant 2 Bedroom Apartment)	800 SF
Total Building Area	2,800 SF

Frontage	25.66 FT
Depth	120.00 FT

Parking	2 Spaces 1 Commercial, 1 Residential
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Zoning	CR - Commercial Residential
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Legal Description	PT LT 8 PL 5E TORONTO AS IN CA650246; T/W CA650246; CITY OF TORONTO
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Pin	210040315
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\$ Taxes
\$28,482 (2025)



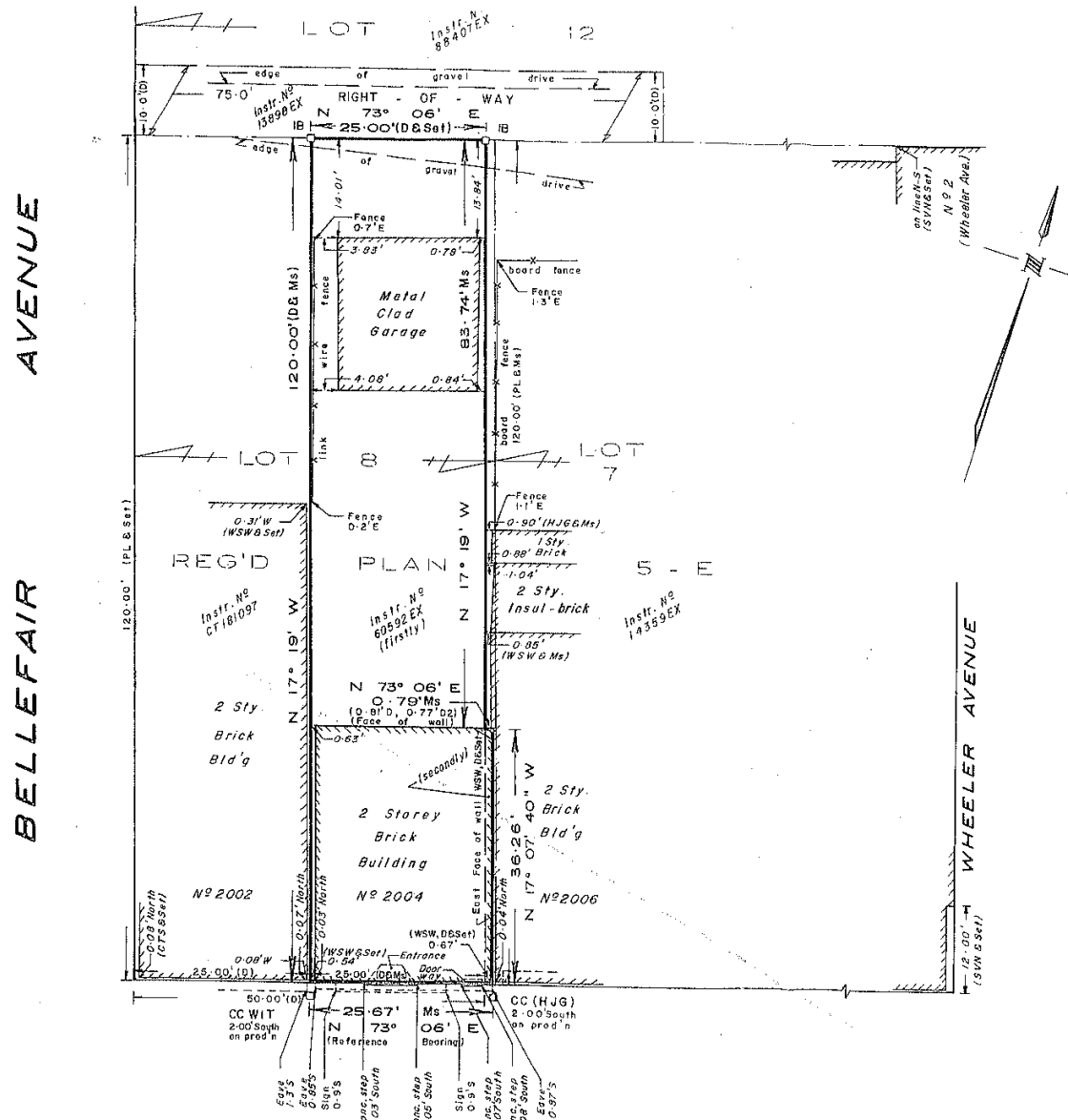
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For Sale

2004 Queen Street E

Toronto, ON

Survey



For Sale

2004 Queen Street E

Toronto, ON

Apartment Photos



For Sale

2004 Queen Street E

Toronto, ON

Offering Guidelines & Terms of Engagement

Lennard Commercial Realty, Brokerage, the “Advisor,” has been retained by We The Beach Inc., the “Vendor,” to sell the following property:

2004 Queen Street East, Toronto, Ontario

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

Any information relating to the Property obtained from the Vendor, the Advisor or any other related party has been prepared and provided solely for the convenience of prospective purchasers. Such information is not warranted to be accurate or complete and shall not form part of the terms of any agreement of purchase and sale.

The Property will be sold free and clear of debt. The upper two-bedroom apartment will be delivered vacant on closing.

The Vendor’s objective is to maximize proceeds, with preference given to offers with limited conditionality and a timely closing. Offers will be reviewed on an as-received basis.

Asking Price:

~~\$2,549,000~~ **\$2,490,000**

Reduced Price!

Financial information available with a signed confidentiality agreement.

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