

\$1,650,000 - 1508 Queen Street W, Toronto (roncesvalles)

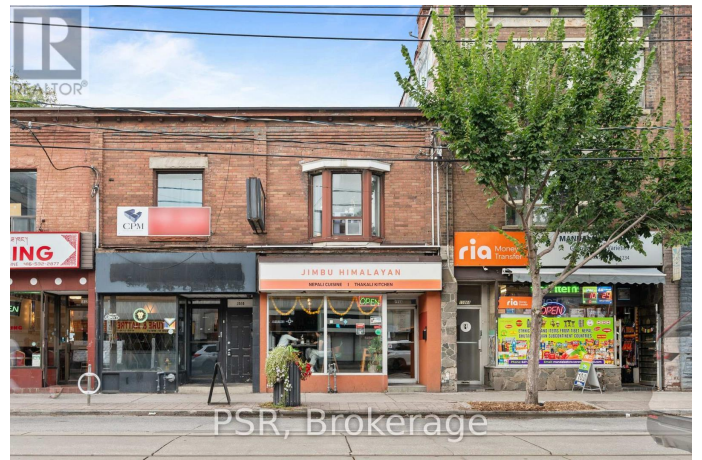
MLS® #W12429168

\$1,650,000

2 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Roncesvalles, Toronto (roncesvalles), Ontario

Prime Mixed-Use Investment in Parkdale - a fantastic opportunity to own a fully leased, mixed-use building in the heart of Toronto's vibrant Parkdale community. This property offers secure, long-term commercial income alongside stable residential rental upside. Investment Highlights - Main Floor Commercial Tenant: home to a busy Himalayan restaurant with strong local following and consistent foot traffic. The tenant has just renewed for an additional 5-year term, with further 5-year renewal option, providing excellent income stability. Residential Apartments: The upper level contains two well-proportioned 1-bedroom apartments. Both are leased, with one unit currently under market rent - offering immediate upside potential of approximately \$8,000/year in additional income once adjusted to market levels. Secure and Diverse Income: Benefit from dual revenue streams - long-term commercial tenancy plus residential rental growth. Key Features - high visibility Queen St West frontage in the heart of Parkdale; two fully leased residential units for consistent income; commercial lease security with 5 + 5 years remaining; immediate value-add potential through residential rent adjustment; thriving location surrounded by transit, retail, and a dense residential population supporting strong business activity. This is a turn-key investment opportunity in one of Toronto's most dynamic corridors. With



reliable commercial tenancy, strong residential demand, and built-in rental upside, 1508 Queen St W offers investors both stability and growth potential. (id:6289)

Essential Information

Listing #	W12429168
Price	\$1,650,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	1508 Queen Street W
Subdivision	Roncesvalles
City	Toronto (roncesvalles)
Province	Ontario
Postal Code	M6R1A4

Amenities

Parking Spaces	2
Parking	Carport, No Garage
# of Garages	1

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	15.1 x 113.7 FT
Foundation	Block

Listing Details

Listing Office	PSR
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