908-912

QUEEN STREET EAST

FOR SALE



3 STOREFRONTS + 3 APARTMENTS
IN LESLIEVILLE

JLL

The Opportunity

Jones Lang LaSalle Real Estate Services Inc. ("JLL") is pleased to offer for sale a 100% interest in 908-912 Queen Street East (the "Property"), a mixed-use retail and residential investment opportunity located in Toronto's desired Leslieville corridor. The Property comprises 6,332 SF of gross leasable area spanning three (3) storefronts and three (3) apartments, situated on a 4,994 SF site at the corner of Queen Street East and Logan Avenue. The asset offers investors a prime urban retail location, benefiting from strong transit connectivity and limited competing retail supply along this stretch of Queen Street East.





Salient Details

6,332 SF GROSS LEASABLE AREA	**50 FT** FRONTAGE	**100%** OCCUPANCY
4,994 SF SITE AREA	**99 FT** DEPTH	**CR 2.5** ZONING
2,853 SF APARTMENT AREA	**3** STOREFRONTS	**Mixed Use Area** OFFICIAL PLAN
3,479 SF TOTAL RETAIL AREA	**3** APARTMENTS	**3.74 Years** WALT

Investment Highlights

01 Fully leased, multi-tenant retail asset with WALT of 3.74 Years

02 50 FT of frontage along Queen Street East

03 Excellent transit connectivity via the 501 Queen streetcar

04 Positioned to benefit from the future completion of the Ontario Line (Leslieville Station)

05 Limited availability of comparable retail assets along this corridor drives strong investor and business demand



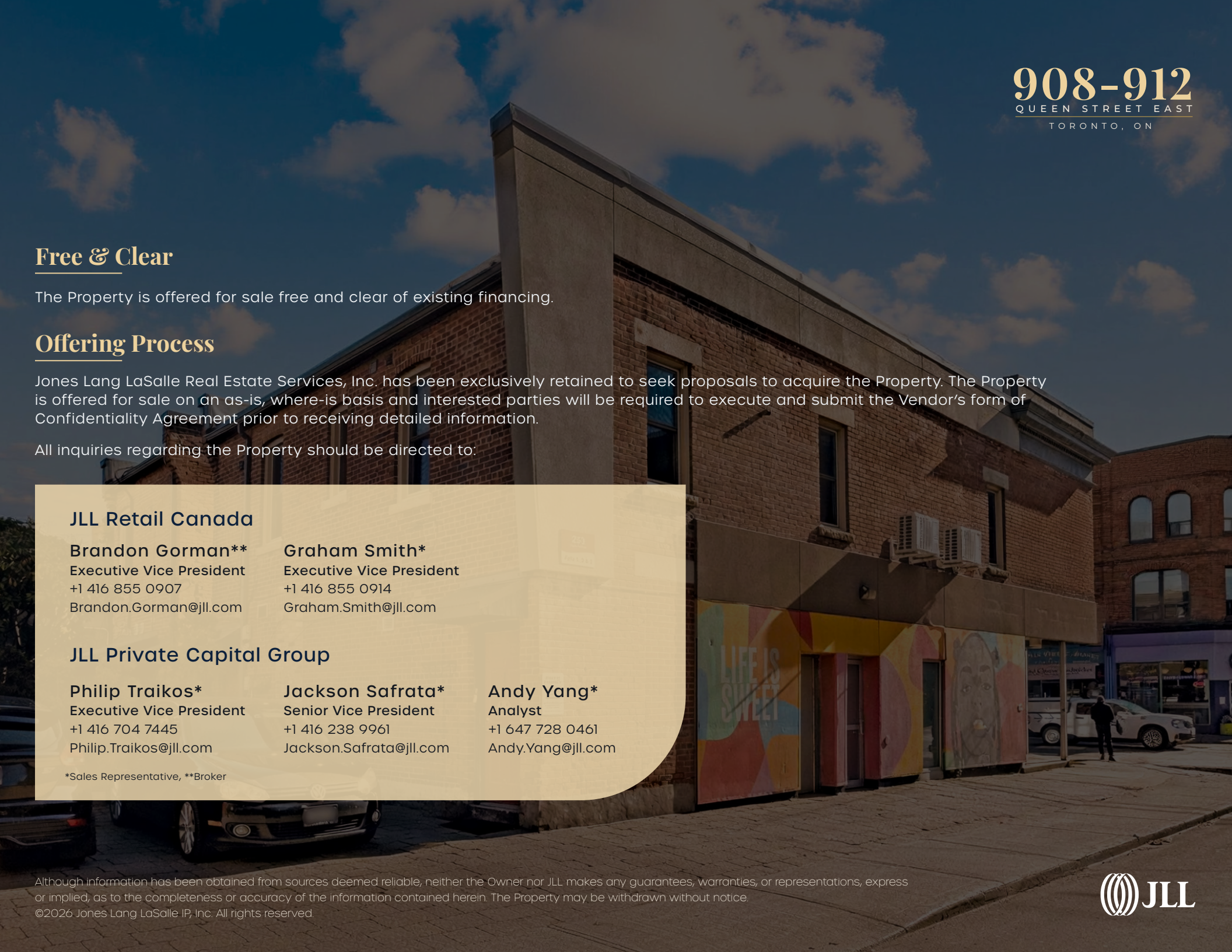
Location Overview

Located in the heart of Toronto's vibrant east end, the Property sits between the dynamic neighbourhoods of Leslieville, Riverside, and the Beaches, offering retailers exceptional foot traffic and visibility. The area draws from a diverse mix of local residents, urban professionals, and destination shoppers attracted to Queen Street East's renowned collection of independent boutiques, trendy eateries, and cultural venues. The surrounding area continues to see strong residential growth, service and amenity expansion, and rising economic activity, further supported by the nearby East Harbour development. The Property offers excellent transit connectivity via direct access to the 501 Queen streetcar line, with future access to the proposed Ontario Line set to enhance citywide connections even further, reinforcing the area's reputation as one of Toronto's most desirable live-work-play destinations.

Local Developments

1. THE SMITH BLOCK RECONSTRUCTION
   - » Streetcar Developments
   - » 9-storeys & 94 suites
   - » Under Review
2. 73-93 BROADVIEW AVE
   - » Streetcar Developments
   - » 320 suites
   - » Pre-Application
3. 772 QUEEN STREET EAST
   - » Old Stonehenge
   - » 3-storeys & 11 suites
   - » Approved
4. 786-788 QUEEN STREET EAST
   - » 6-storeys & 15 suites
   - » Under Review
5. 8 DEGRASSI STREET
   - » Percy Ellis
   - » 6-storeys & 15 suites
   - » Under Review
6. 929 QUEEN STREET EAST
   - » Core Development
   - » 8-storeys & 78 suites
   - » Under Review
7. GROVE CONDOS
   - » Presidential Group
   - » 6-storeys & 28 condo units
   - » Approved





908-912
QUEEN STREET EAST
TORONTO, ON

Free & Clear

The Property is offered for sale free and clear of existing financing.

Offering Process

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis and interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information.

All inquiries regarding the Property should be directed to:

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