



Investment Opportunity

FOR SALE IN PARKDALE



1610 Queen St West, Toronto

EASY TO MANAGE. PERFECT FOR THE PASSIVE INVESTOR.

APPROXIMATELY 1,700 SQ. FT. PROPERTY WITH GREAT LONG TERM TENANTS.

**MAIN FLOOR RESTAURANT TENANT - \$3,050 NET. SECOND FLOOR,
2 BEDROOM APARTMENT - \$1471.75**

BUILDING WAS FULLY RENOVATED IN 2005 WITH NEW PLUMBING & ELECTRICAL.
NEW ROOF (2015). BOILER (2016)

PROPERTY TAX: \$12,120.40(2016)

LOT SIZE: 16.08 X 107

ASKING: \$1,349,000

**PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF,
YOUR DISCRETION IS APPRECIATED. CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.**

ORI GRAD

MANAGING DIRECTOR & BROKER

c: 416.953.3052

o: 416-530-1080

OriGrad@chirealestate.ca

RYAN EARL

SALES REPRESENTATIVE/ DIRECTOR OF FRANCHISING

o: 647.347.9723

CHI@chirealestate.ca

CHirealestate.ca

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