

PARKDALE COMMERCIAL BUILDING

Front on West Queen West

1281 Queen St W, Toronto, ON M6K 1L6



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ASKING \$2,450,000



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Property Description



Fantastic Three Storey Investment Opportunity In Lively Parkdale, Toronto. Fronting on Queen Near Brock Street. Can Easily Be Converted Into 2 Apartments.

PROPERTY TYPE: COMMERCIAL

ASSESSMENT ROLL LEGAL DESCRIPTION: PLAN 418 BLK A PT LOT 2

LEGAL DESCRIPTION: PT LT 2 BLK A PL 418 PARKDALE AS IN CA347623; CITY OF TORONTO

FRONTAGE (FT): 17.00

DEPTH (FT): 122.00

MAIN BUILDING EXTERIOR: 3715.47 SQ FT



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Floor Plans

1st Floor

Ground Floor Total Area Exterior 1849.64 sq ft

Ground Floor Total Area Interior 1603.57 sq ft



2nd Floor

Total Exterior Area 1000.98 sq ft

Total Interior Area 832.69 sq ft



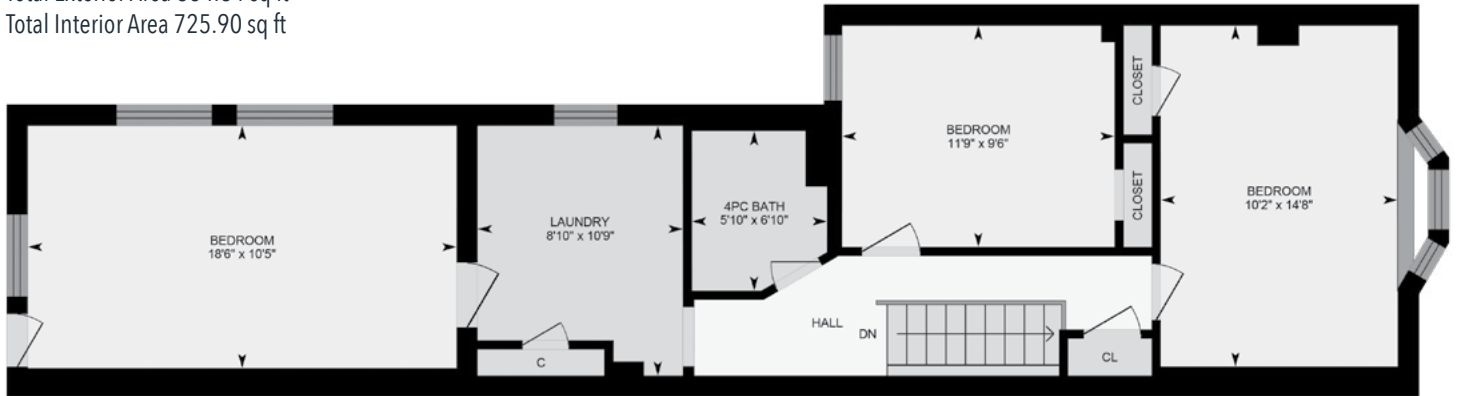
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Floor Plans

3rd Floor

Total Exterior Area 864.84 sq ft

Total Interior Area 725.90 sq ft



Basement

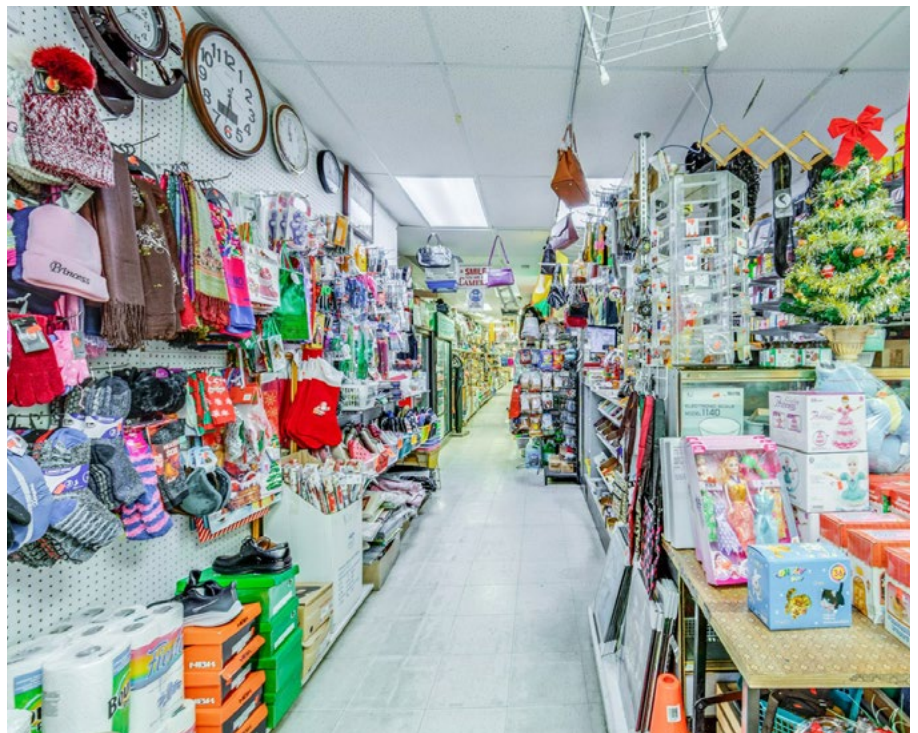
Total Exterior Area 102.66 sq ft

Total Interior Area 14.38 sq ft



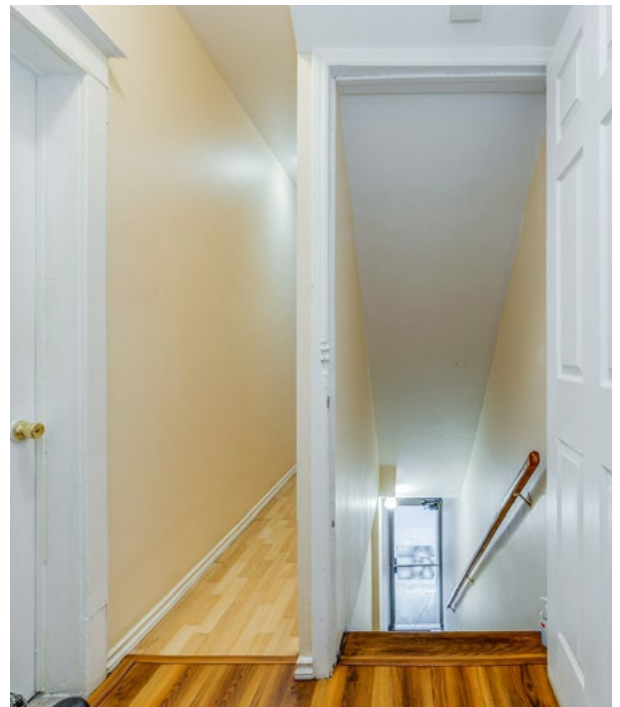
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Photos



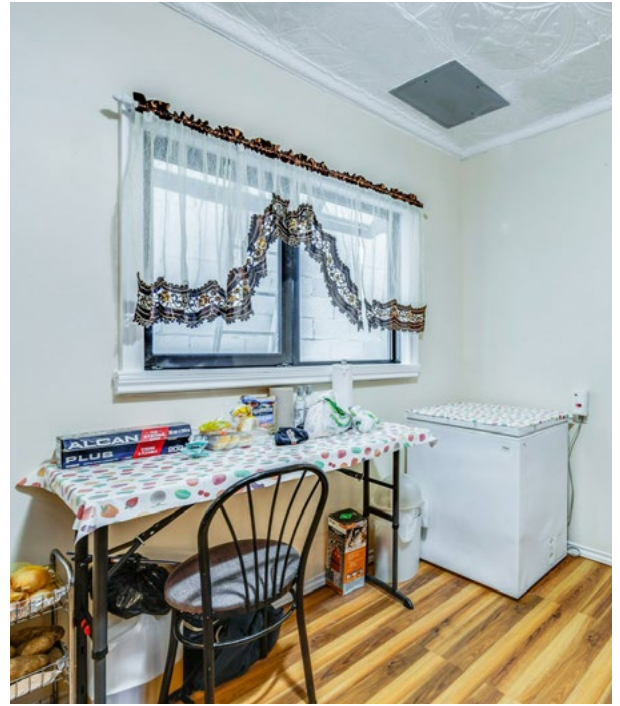
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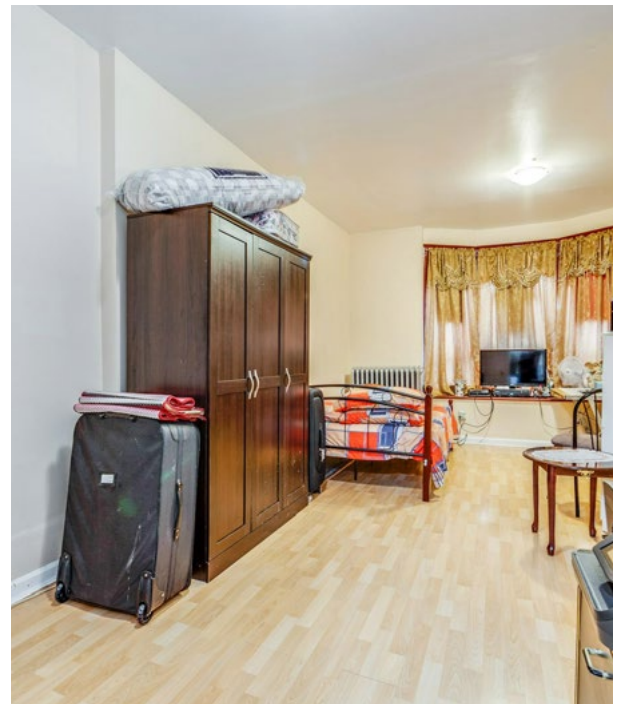
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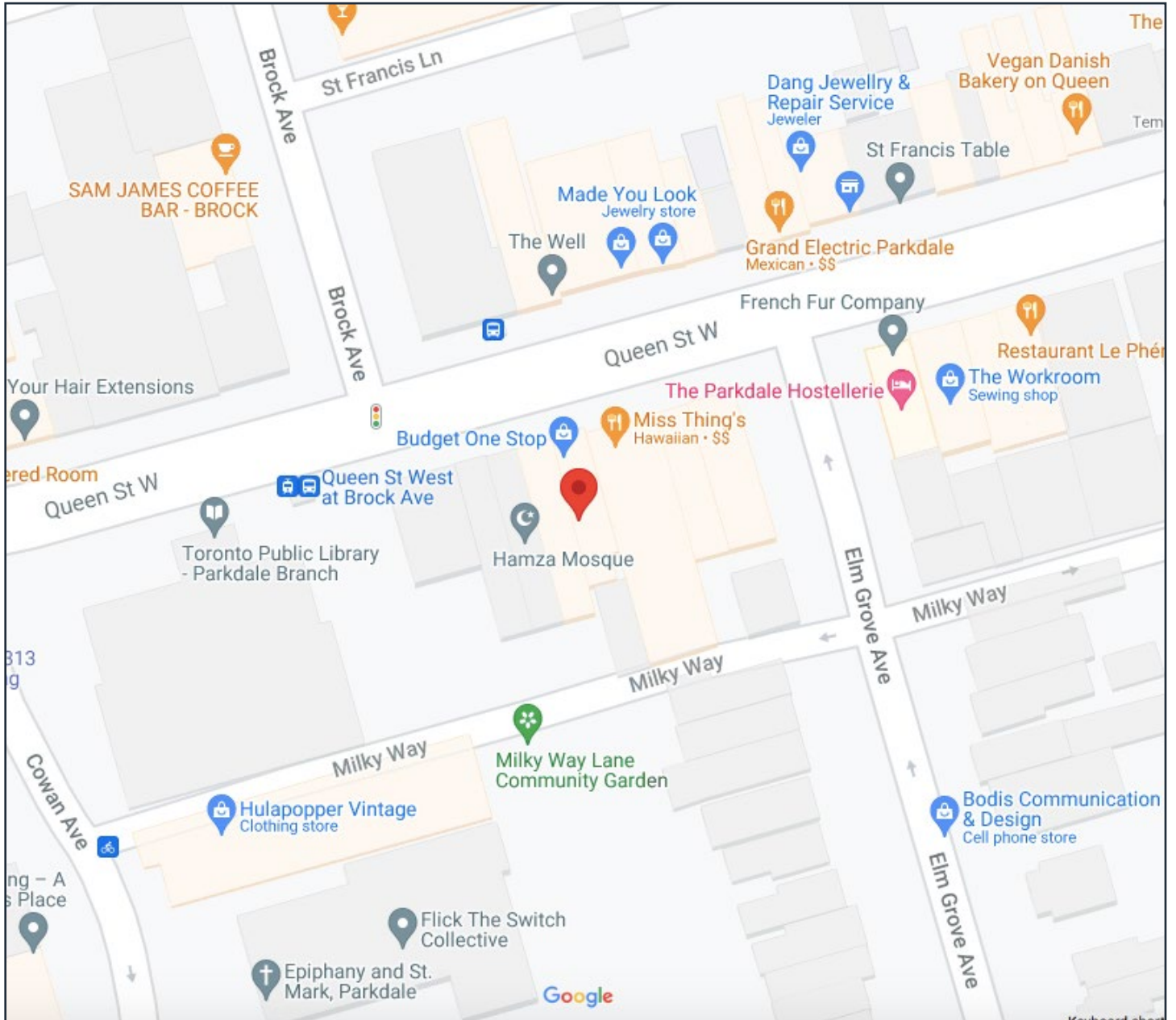
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Map View



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Property Details

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

MAIN BUILDING

1ST FLOOR

Commercial: 13'10" x 99'2"
Commercial: 13'7" x 18'1"

2ND FLOOR

4pc Bath: 7'2" x 8'5"
Kitchen: 10'6" x 15'4"
Living: 10'4" x 18'5"
Mudroom: 10'6" x 11'4"
Primary: 14'7" x 24'

3RD FLOOR

4pc Bath: 6'10" x 5'10"
Bedroom: 14'8" x 10'2"
Bedroom: 9'6" x 11'9"
Bedroom: 10'5" x 18'6"
Laundry: 10'9" x 8'10"

BASEMENT

2pc Bath: 5'9" x 3'5"
Storage: 13'6" x 28'2"
Utility: 7'3" x 16'4"

FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

MAIN BUILDING

1ST FLOOR

Interior Area: 1603.57 sq ft
Excluded Area: 12.67 sq ft
Perimeter Wall Length: 269 ft
Perimeter Wall Thickness: 11.0 in
Exterior Area: 1849.64 sq ft

2ND FLOOR

Interior Area: 832.69 sq ft
Perimeter Wall Length: 184 ft
Perimeter Wall Thickness: 11.0 in
Exterior Area: 1000.98 sq ft

3RD FLOOR

Interior Area: 725.90 sq ft
Perimeter Wall Length: 152 ft
Perimeter Wall Thickness: 11.0 in
Exterior Area: 864.84 sq ft

BASEMENT (BELOW GRADE)

Interior Area: 399.19 sq ft
Perimeter Wall Length: 95 ft
Perimeter Wall Thickness: 11.0 in
Exterior Area: 486.03 sq ft



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