



**MYSAK**  
REALTY INC., – BROKERAGE



**FOR SALE | 6 Units**

**2369 Queen St. E.**

**Toronto, ON**

# PROPERTY OVERVIEW

## ABOUT TORONTO

Toronto is the capital city of the province of Ontario in Canada. It's the largest city in Canada by population and is one of the most culturally diverse cities in the world, with a vibrant mix of cultures, languages, and cuisines. Toronto is known for its iconic skyline, which includes the CN Tower, a major tourist attraction and a symbol of the city. Culturally, Toronto has a thriving arts scene, with numerous museums, galleries, and theaters. Toronto is a business and financial hub, with a strong economy driven by industries such as finance, technology, and healthcare. It's also known for its high quality of life, with excellent healthcare, education, and infrastructure.

## ABOUT THE PROPERTY

A+++ Location. Well kept building with rents well below market for future uplift with each tenant that vacates. Ample outdoor parking. Upside potential on rents.



## PROPERTY DETAILS

**Unit Breakdown:** 6 Units  
(6 x 1 Bedroom)

**Construction:** Wood Frame, Concrete foundation

**Fridges + Stoves:** 6 + 6

**Approx. Age:** 1940

**Number of Storeys:** 3

**Lot Size Area:** 50' x 138'

### Legal Description:

LT 3 PL 881 EAST TORONTO; CITY OF TORONTO



**Location:** Balmy Beach Community School, Sandpiper Montessori, Glen Ames Senior Public School, Ivan Forrest Gardens, Glen Stewart Park, Beaches Park, Kew Gardens, Michael Garron Hospital, Toronto General Hospital.



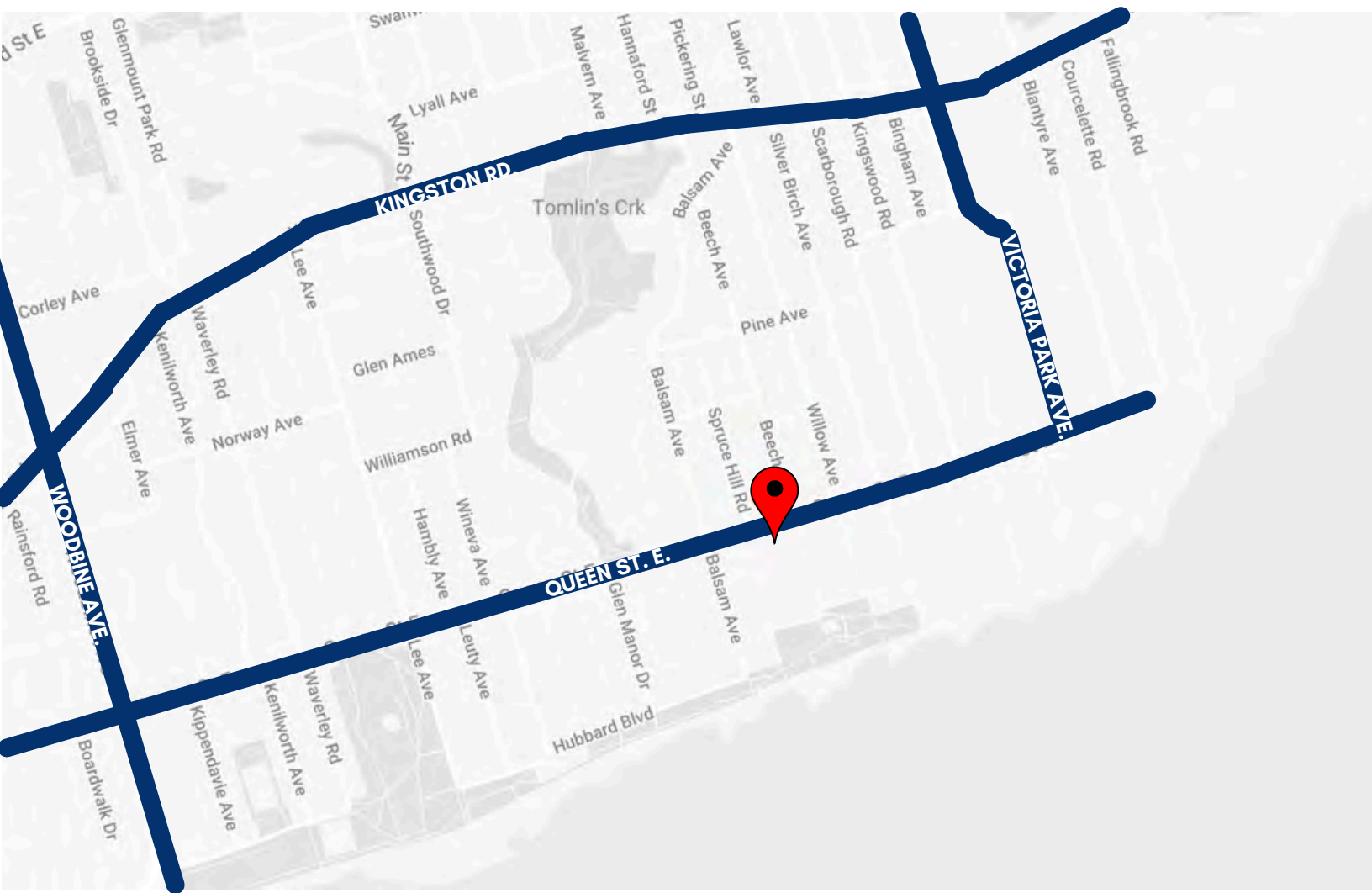
**Public Transportation:** Toronto Transportation includes buses, streetcars, subways, and commuter trains, operated by the Toronto Transit Commission and GO Transit. The TTC operates buses and streetcars & GO Transit operates commuter trains and buses.



# TORONTO

## THE BEACHES

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### Nearest Grocery Store

Approx. 230 m



### Nearest School

Less than 220 m



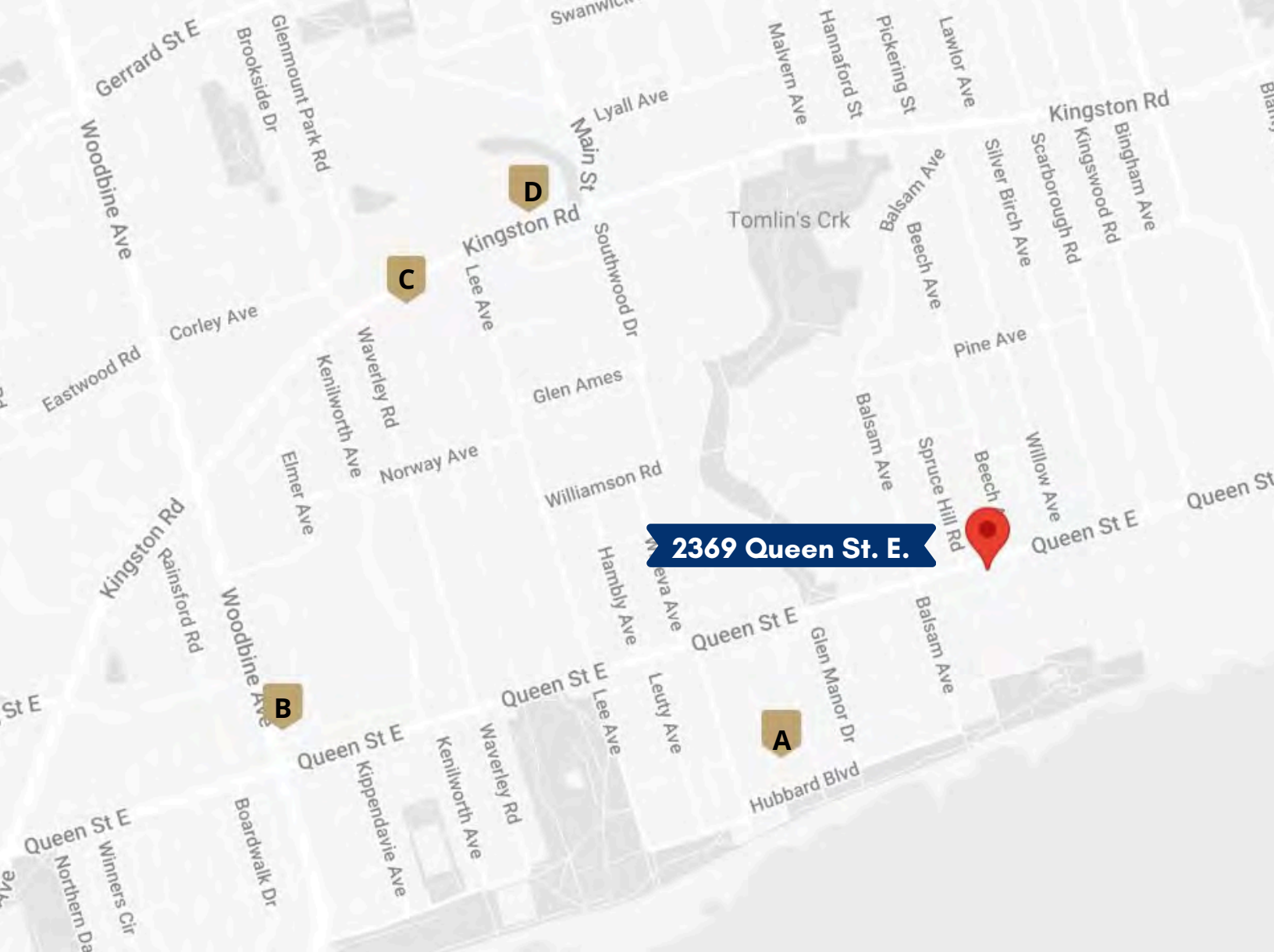
### Nearest Park

Approx. 170 m

### ABOUT THE BEACHES

The Beaches is home to several beautiful sandy beaches, stretching along Lake Ontario. Real estate in the Beaches tends to be on the higher end compared to other parts of the city, due to its desirable location near the water and its family-friendly, community-focused atmosphere. There's a mix of charming Victorian homes, modern condos, and low-rise buildings. The neighborhood is highly walkable, with a great mix of amenities, parks, and transit options.

# RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	15 Hammersmith Ave.	1 Bed	\$1,850	500 m
B	223 Woodbine Ave.	1 Bed	\$2,250	1.1 km
C	501 Kingston Rd.	1 Bed	\$2,000	1.3 km
D	600 Kingston Rd.	1 Bed	\$1,939	1.0 km



To book a tour  
please email  
[reception@mysakrealty.com](mailto:reception@mysakrealty.com)

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.

## JOE MYSAK

Owner, Broker of Record



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