

**1096**

**QUEEN ST**

**WEST**

**STEPHEN M. MURPHY**

SALESPERSON // PRINCIPAL DIRECTOR

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**FOR SALE: \$5,950,000.00**



# 1096 QUEEN STREET WEST, TORONTO

- ✓ CAREFREE INVESTMENT WITH GREAT UPSIDE
- ✓ 33 FT. FRONTAGE ON QUEEN WEST WITH 100 FT. DEPTH
- ✓ 3,300 SQ. FT ON THE MAIN FLOOR W/ 18 FT. CEILINGS
- ✓ 2,300 SQ. FT ON 2ND FLOOR COUPLED WITH A 1,000 SQ. FT REINFORCED ROOF DECK
- ✓ **FULLY LEASED** \* SUCCESSFUL HOSPITALITY TENANTS
- ✓ \$252,030.00 NET INCOME IN 2023. LEASE PROVIDES ESCALATIONS
- ✓ ALL LEASES ARE ON A NET NET BASIS
- ✓ LOCATED JUST WEST OF DOVERCOURT ROAD IN THE HEART OF ONE OF THE MOST "HIPPEST" NEIGHBOURHOODS (Vogue Magazine)









# 1096 QUEEN ST WEST



[OMGREALESTATE.COM](https://omgrealestate.com)



# THANK YOU FOR VIEWING

## 1096 QUEEN ST WEST

**ASKING \$5,950,000.00**

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