

For Sale:

4690 Kingston Road, Scarborough



Mid-Rise Residential Development Site

- 33,100 sf site featuring 143 ft of frontage on Kingston Rd.
- Area undergoing large-scale redevelopment and intensification
- Neighbouring development precedence
- Easy access to Highway 401 and U of T Scarborough
- Currently rented to numerous Auto related uses

For more information and to discuss pricing please contact **The Multi-Residential Group:**

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Platinum member

4690 Kingston Rd.

Opportunity

Avison Young has been mandated to advise and manage the sale of **4690 Kingston Rd., Scarborough, ON**. This offering presents a unique opportunity to acquire a residential mid-density development site located in Scarborough.



Existing Building Details

Site Area	33,098.99 ft² (0.760 ac)
Frontage	Approx. 143 ft
Use	Multi-tenant auto plaza
Parking	Surface parking
Financing	Treat as free and clear
Gross Income	\$226,831 as reported by owner
Taxes	Approx. \$24,000
Official Plan	Mixed Use
Zoning	Commercial Residential

Sale Highlights

- High profile site fronting Kingston Rd
- Growing neighbourhood with a number of planned developments in the immediate area
- Official Plan and Urban Structure support redevelopment
- Close proximity to Colonel Danforth Park, Highway 401, and U of T Scarborough



4690 Kingston Rd.

Scarborough, ON

Scarborough was amalgamated into the present city of Toronto in 1998 and has since become one of Toronto's new major business districts outside of downtown. 4690 Kingston Rd (The "Property") is located just off of Kingston Road and is surrounded by a number of proposed and active residential developments. The Property benefits from its location, situated in a beautiful part of Scarborough where future residents will have access to green spaces, parks, walking trails, and beaches. The Property is also ideally situated near University of Toronto's Scarborough campus, which can be easily accessed by foot, transit, or car.

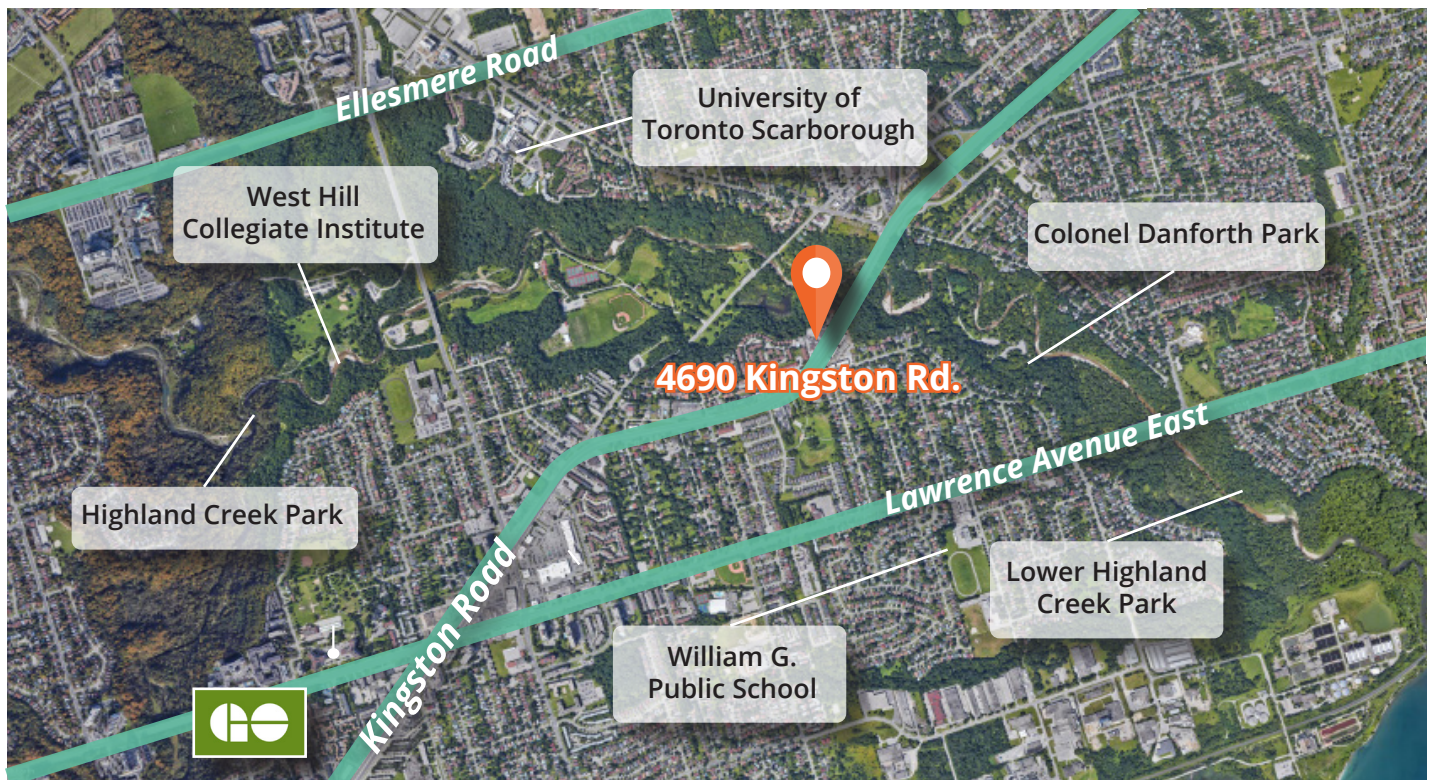
Scarborough Bluffs



Toronto Zoo



**University of Toronto
Scarborough Campus**



4690 Kingston Rd.

About the Neighbourhood

	TRANSIT	Downtown Toronto can be reached by car in under 40 minutes and by transit in 60 minutes. Guildwood GO Station provides direct connection to Union Station in 28 minutes. There are also 4 different TTC routes surrounding the Property and easy access to Highway 401 to the DVP and Gardiner Expressway.
	AMENITIES	The property is surrounded by a wide range of retail stores, restaurants, and banks. Scarborough Town Centre Mall and Cedarbrae Mall are both within a 10-minute drive of the Property.
	ENTERTAINMENT	This thriving neighborhood offers a variety of entertainment options for all ages including the Toronto Pan Am Sports Centre, the Toronto Zoo, and Scarborough Golf and Country Club.
	NATURE	Scarborough is home to a number of national landmarks, including the Toronto Zoo, Rouge Park, and the Scarborough bluffs. The subject site is near 3 local parks: Highland Creek Park, Colonel Danforth Park and Lower Highland Creek Park.



Official Plan/Zoning

Official Plan

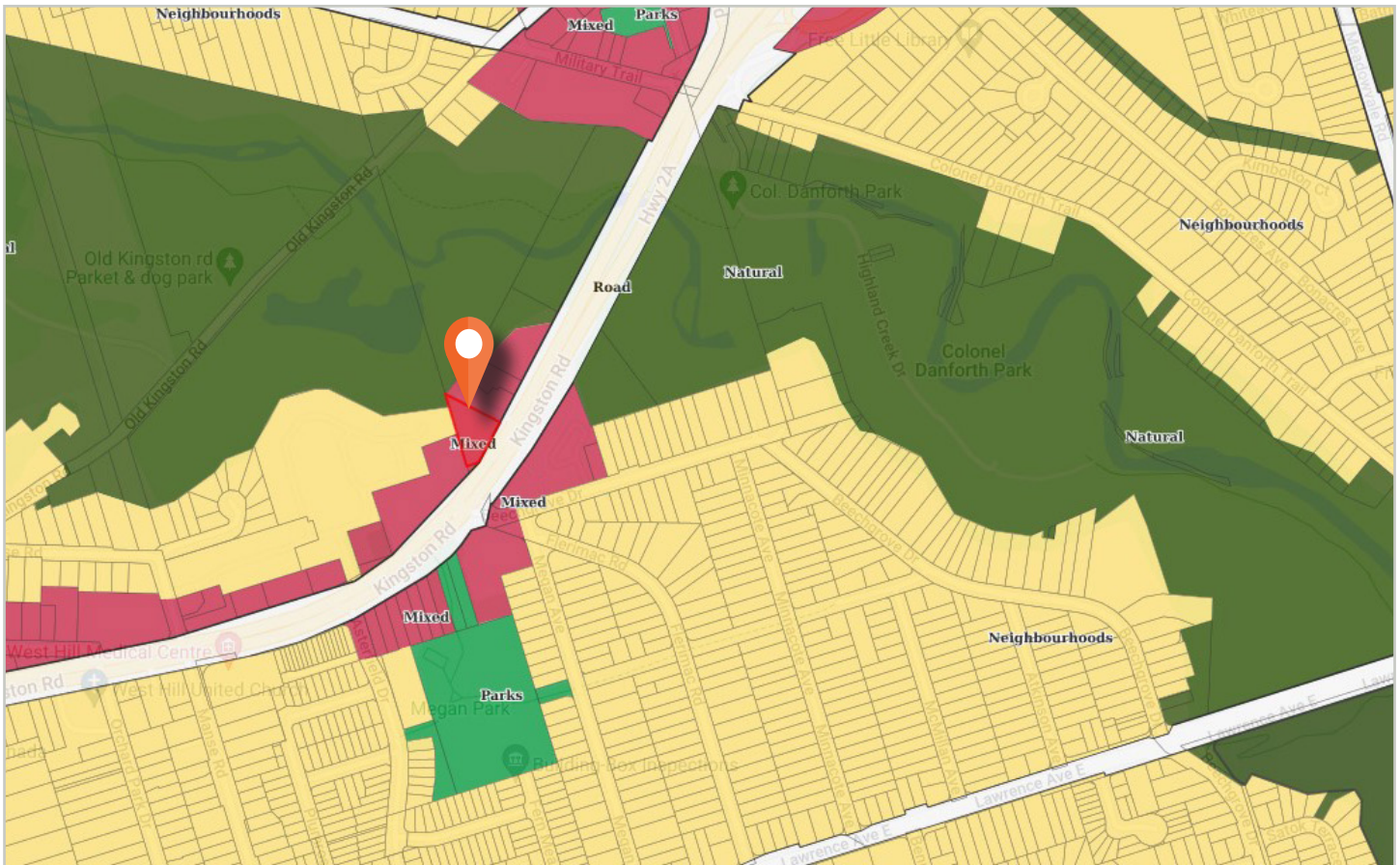
The property is designated Mixed Use in the City of Toronto Official Plan. Mixed Use Areas are made up of commercial, residential and institutional uses in single use or mixed use buildings. Mixed Use Areas are anticipated to accommodate the majority of future development in the city.

Zoning By-Law

The property is designated Commercial Residential under Former General Zoning By-Law 10327 (Scarborough), supporting a variety of commercial and residential uses.

Urban Structure

Kingston Road is labeled an Avenue, or an important major transit corridor encouraging new housing and employment opportunities. The Avenue designation generally supports growth and development.



Developments in the Area

Proposed

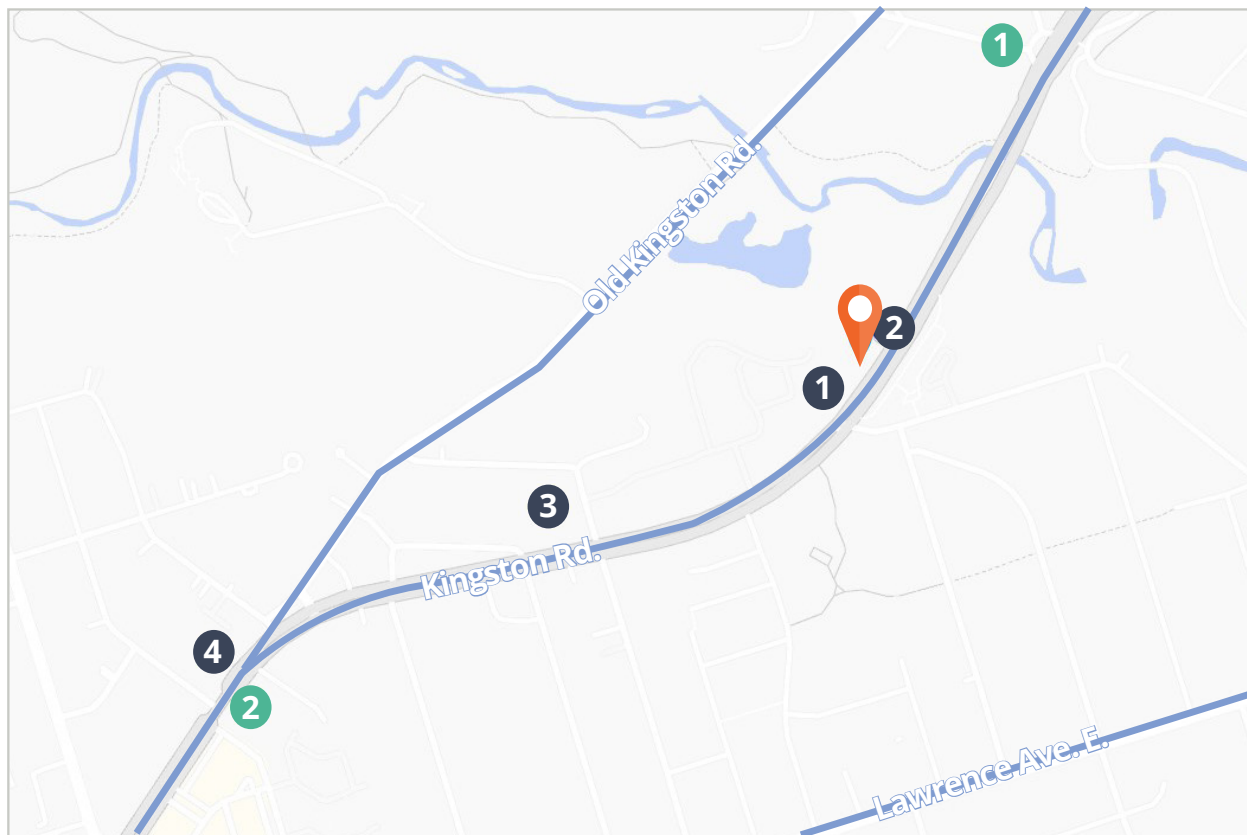
	Property	Developer	Site Size	Storeys	Units	GFA	FSI	Status
1	4674 Kingston Rd	NJS Capital	86,353	13	483	334,505	3.87x	Under Review
2	4694 Kingston Rd	Firmland Developments Corp	47,964	11	173	141,761	2.96x	Under Review
3	4630 Kingston Rd	LCH Developments	81,069	13	417	308,491	3.81x	Under Review
4	4566 Kingston Rd	Old Orchard Properties Inc	25,646	12	137	106,624	4.16x	Under Review

Active

	Address	Developer	% Sold	Storeys	Units	Density	Avg Unit Size	Opening date	Avg Sold Price (psf)	Asking Price (psf)
1	1625 Military Trail 1635 Military Trail	Altree Developments	90%	8	539	2.93x	637	Nov-21	\$1,012	\$1,149
2	4569 Kingston Rd	Mutual Development Corporation	80%	11	101	3.35x	700	Oct-21	\$950	\$1,061

● Proposed

● Active





For Sale

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Pricing and offering process

The Property is being offered for sale, "Unpriced."

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

Offers to be reviewed on an
"as come basis."

For more information and to discuss pricing please contact

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