



FOR SALE

Mid-Density Development Site

- ▶ Lot size - 88,684 sf
- ▶ Residential zoning
- ▶ Premier Scarborough neighbourhood
- ▶ Existing holding income

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

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Platinum member

FOR SALE | RESIDENTIAL DEVELOPMENT SITE

4674 Kingston Road | Toronto, ON

AVISON
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The Property

Address 4674 Kingston Road, Toronto, ON

Current Use Improved with one 2-storey and a 1-storey motel building

Site Area 86,684 sf (1.99 ac)
472 feet along Kingston Road

Zoning Commercial Residential

Official Plan Mixed Use Area

Urban Structure Avenues

Lease back Opportunity \$12,500/month

Opportunity

Avison Young has been retained to be the listing agent to sell, 4674 Kingston Road, Toronto, ON (the "Site").

This offering presents a unique opportunity to acquire a residential mid-density development site located in Scarborough.

Key Features

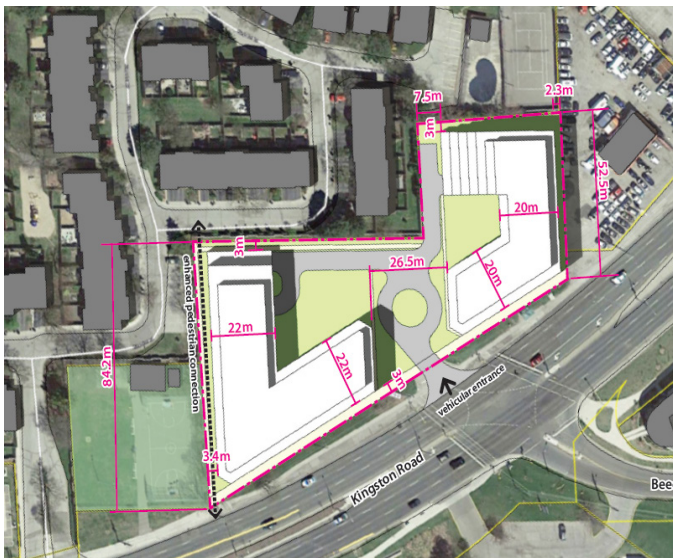
- High demand residential site fronting onto Kingston Road and situated just south of Highland Creek
- Approximate 2 acre lot with 2 existing motel buildings
- Subject lands location, designated as "Avenues" and a "Transit Priority Segment", encouraging development in the area
- Intensifying neighbourhood with a number of mid-rise developments planned in the immediate area
- Close proximity to Pan Am Centre, Colonel Danforth Park, Highway 401, and the University of Toronto Scarborough Campus
- Existing holding income during re-zoning process

Potential Development Scenarios

* Scenario One

Developed based on as-of-right permissions

Stories:	8
Lot Size:	86,684 sf
Proposed GFA:	295,695 sf
Floor Space Index:	3.42
Parking:	Ratio of 1.2 spaces/unit over 2 Levels



* Scenario Two

Would require Zoning By-Law Approval

Stories:	11
Lot Size:	86,684 sf
Proposed GFA:	355,504 sf
Floor Space Index:	4.11
Parking:	Ratio of 1.2 spaces/unit over 2.5 Levels



* as per MHBC Planning

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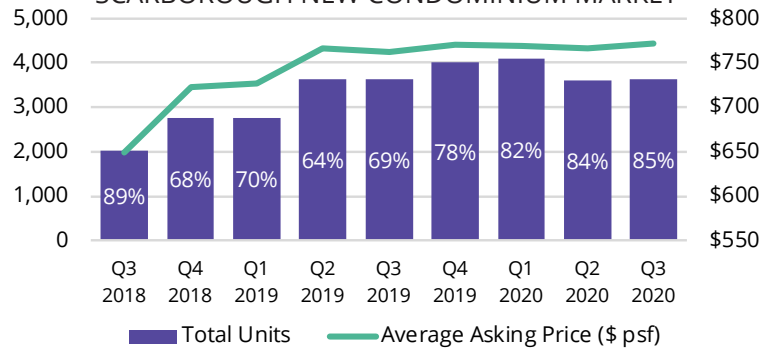
AVISON
YOUNG



Location | Scarborough

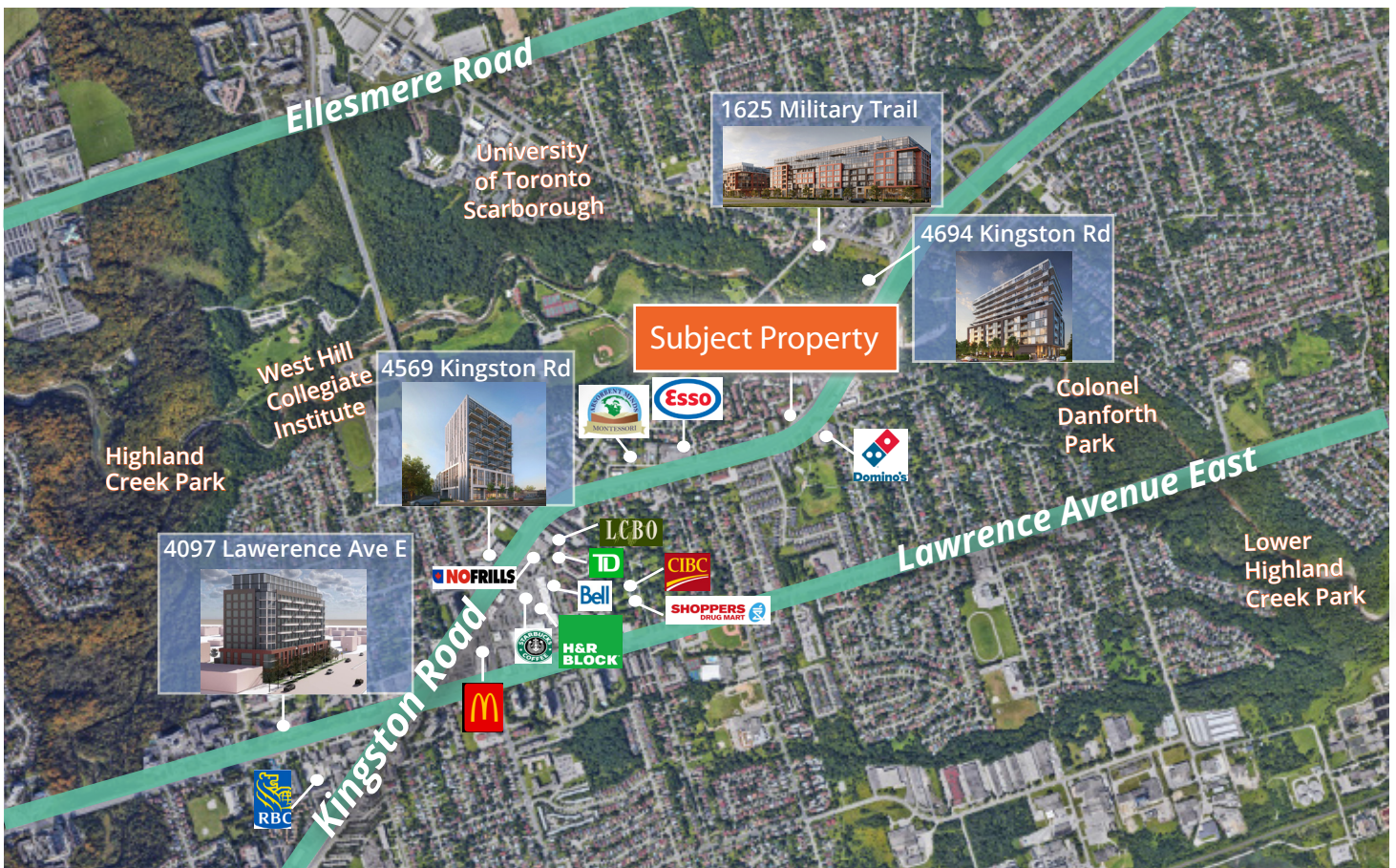
Scarborough was amalgamated into the present city of Toronto in 1998 and has since become one of Toronto's new major business districts outside of downtown. Several major corporations, including Toyota Canada and Telus, have headquarters in Scarborough, making it an integral component of Toronto's economy. The city is also home to a number of national landmarks, including the Toronto Zoo, Rouge Park, and the Scarborough bluffs.

SCARBOROUGH NEW CONDOMINIUM MARKET



Scarborough condo asking prices have steadily risen, increasing 18.8% since 2 years ago. 87% of new inventory has been sold this quarter.

** Urbanation data*



* as per Urbanation

Upcoming Condos:

1625 Military Trail, 4694 Kingston Rd, 4569 Kingston Rd & 4097 Lawrence Ave E.



OFFERING PROCESS

Offers will be reviewed on a "as come" basis.
Please contact the listing team with any questions.

Pricing

Asking price for the property is \$14,500,000.

All offers to be submitted directly to the Listing Agents and should be in the form of a Letter of Intent or an Agreement of Purchase and Sale and including 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

avisonyoung.ca

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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

Additional information is available upon request and written acknowledgement of confidentiality

For more information, please contact Listing Agents:
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Please visit our website: www.gtamultifamily.com