



FOR SALE

LAND

MLS# E13119146

# 4607 Kingston Road, Toronto, ON M1E 2P3

West Hill, Toronto · M1E 2P3

C\$ 1,990,000

|          |           |        |         |           |          |
|----------|-----------|--------|---------|-----------|----------|
| 0        | 0         | 20,494 | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT  | PARKING | AGE (YRS) | TYPE     |

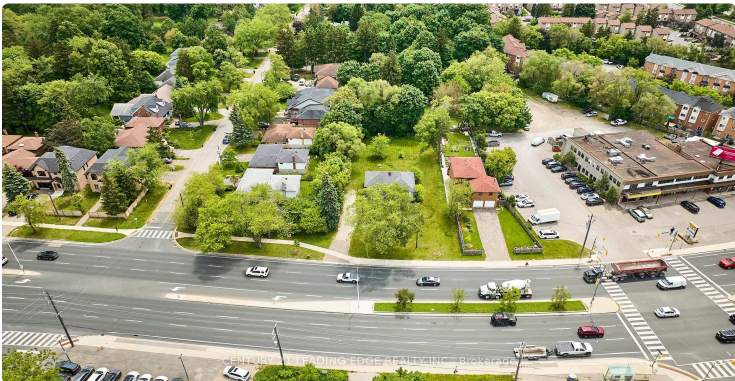
## ABOUT THIS PROPERTY

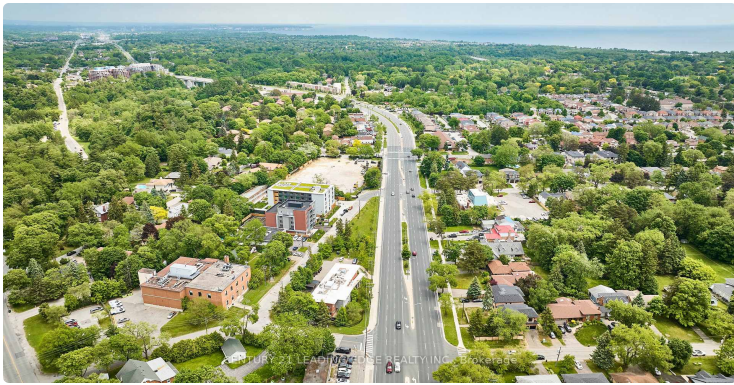
This exceptional potential development site in West Hill offers strong value in Scarborough's emergent corridor along Kingston Road. Strategically positioned just south of Kingston Rd, the site enjoys direct access to Highway 401, TTC, GO Transit, and Lake Ontario, placing it at the nexus of urban convenience and lifestyle appeal. The Kingston Rd corridor is undergoing significant transformation, with multiple condo mid-rises and townhome projects in the pipeline .The areas greenfield and infill opportunities are gaining traction due to transit upgrades, growing institutional populations, and widening e-commerce/retail needs along Kingston Road. Guildwood GO Station provides a 25 minute direct service to downtown Toronto and TTC bus services along Kingston, Morningside, and Lawrence ensure easy transit for students, professionals, and residents. Why West Hill...Why Now? West Hill is undergoing a resurgence: Institutional anchors (UTSC & Centennial College) are transforming the area into an education and innovation hub. A growing population of students, faculty, and staff will fuel demand for purpose-built rental, retail, daycare, and services. High-quality green spaces and recreational infrastructure promote desirable lifestyle living. Market fundamentals and momentum point to sustained long-term appreciation get in early on this growth trajectory. This site is primed for a landmark mixed-use project that caters to students, faculty, families, professionals, and seniors alike. Take advantage of exceptional location backed by institutional and recreational anchors in one of Scarborough's fastest-changing corridors.

### PROPERTY DETAILS

|                |           |
|----------------|-----------|
| PROPERTY TYPE  | Land      |
| LISTING STATUS | For Sale  |
| PROPERTY TYPE  | Land      |
| ANNUAL TAX     | \$3,763   |
| POSTAL CODE    | M1E 2P3   |
| NEIGHBOURHOOD  | West Hill |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.