



FOR SALE

COMMERCIAL RETAIL

MLS# E13585282

1048 Kingston Road, Toronto, ON M4E 1T4

East End-Danforth, Toronto · M4E 1T4

C\$ 2,600,000

0	0	3,741	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Colliers is pleased to present the opportunity to acquire a fully stabilized, newly renovated mixed-use building at 1048 Kingston Road, Toronto, located at the highly visible intersection of Victoria Park & Kingston Road in the Beaches. The property features 1,383 SF of prime ground floor retail and two residential units - one-bedroom unit at 884 SF and a two-bedroom unit at 1,474 SF, for a total building area of 3,741 SF, offering a diversified and stable income stream with contractual and market rental upside. The residential units are not subject to rent control. Both residential units feature electric split-unit heat pumps. The retail space is prepped with exhaust and make-up air systems to accommodate a future commercial kitchen. The property benefits from upgraded 3-phase power, 2" gas service, and 2" water service. Well maintained by the Vendor, the building provides a turnkey investment opportunity. Includes one surface parking stall at the rear, currently leased to the two-bedroom residential tenant. Located in a highly walkable neighborhood, the property is surrounded by abundant amenities including cafes, restaurants, grocery stores, and boutique retailers along Kingston Road. Its strong pedestrian and vehicular traffic, combined with convenient transit access, enhances the site's longterm value and desirability. Offered below replacement cost, 1048 Kingston Road represents a rare opportunity for investors seeking a core Toronto mixed-use asset in one of the city's most vibrant east-end communities.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$15,216
POSTAL CODE	M4E 1T4
NEIGHBOURHOOD	East End-Danforth

GALLERY



LISTING AGENT

Pavel Shaganenko

COLLIERS

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