



FOR SALE

MULTIPLEX

MLS# E13778770

533 Kingston Road, Toronto, ON M4L 1V5

The Beaches, Toronto · M4L 1V5

C\$ 1,299,000

7	3	2,250	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Client Remarks533 Kingston Rd presents an exceptional opportunity to own a fully self-contained 3-unit income property in a rapidly developing Upper Beaches location near Kingston Rd & Lee Ave. Priced to sell at over a 4% cap rate and with ~\$75K in annual rental income, this well-maintained investment property offers strong income potential and long-term upside in one of Toronto's most vibrant east-end communities. Financials attached. Featuring three spacious units, including a rare and highly desirable 3-bedroom upper suite, the property is well-positioned to attract consistent tenant demand. The lower and upper units have undergone recent renovations with updated finishes throughout, while the main level is well-maintained and offers excellent functionality. Updated mechanics include a newer boiler with radiant heat throughout. Shared laundry is conveniently located on-site, and the property includes 3 fridges, 3 stoves, and 3 dishwashers, making this a turnkey investment opportunity. The property also features 2 separate meters and 2 separate services with potential for a third. Ideally located steps to transit at your doorstep, local cafes, restaurants, and shops along Kingston Road, and within walking distance to the Beach and waterfront trails, this vibrant, community-oriented neighbourhood continues to experience strong growth and redevelopment, supporting excellent long-term appreciation and consistent rental demand. Disclaimer: Photos of the upper unit were taken prior to the current tenancy. The unit is now occupied and will be furnished during showings.

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Apartment
FACING	South
AREA RANGE	2000-2500 sqft
ANNUAL TAX	\$6,583
POSTAL CODE	M4L 1V5
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Lower	3.65 x 3.04	W/O To Terrace, Ceramic Floor, Fireplace

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Upper	3.30 x 4.82	Hardwood Floor
Living Room	Main	3.15 x 4.78	W/O To Terrace, Hardwood Floor, Fireplace
Dining Room	Upper	3.70 x 2.93	W/O To Balcony, Hardwood Floor
Bedroom	Upper	3.64 x 3.34	Irregular Room, Hardwood Floor
Bedroom	Main	3.82 x 3.24	Hardwood Floor
Kitchen	Main	5.86 x 4.16	Irregular Room, Hardwood Floor
Bedroom	Main	3.25 x 4.83	Hardwood Floor
Dining Room	Lower	2.68 x 3.99	Ceramic Floor
Bedroom	Lower	3.01 x 2.86	Broadloom
Kitchen	Lower	2.40 x 6.88	Ceramic Floor
Bedroom	Lower	3.01 x 3.10	Broadloom

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX ULTIMATE REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.