

- Over 70% upside on in-place rents
- Well-located in the Upper Beaches neighbourhood of Toronto
- Can be purchased with 2275 Weston Road (61 Units)

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### **Property Overview**

# 158 Kingston Road

Avison Young has been appointed to advise and manage the sale of 158 Kingston Road. This is an exceptional opportunity to acquire a legacy apartment building with tremendous upside in a growing Toronto neighbourhood.

- Over 70% upside on tenant turnover
- Steps to TTC Streetcar stop
- Potential to convert locker rooms into minimum of two additional units
- Located in the Upper Beaches, close to Woodbine Park &
  Beach, Danforth GO Station, and Don Valley Parkway
- Low maintenance walk-up property



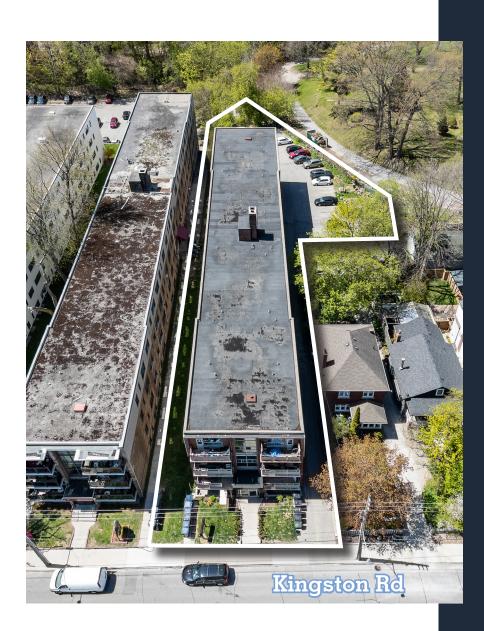
## **Existing Building Details**

| Site Area             | 28,105 sf (0.645 ac)                       |  |  |
|-----------------------|--|--|--|
| Year Built            | Circa 1954                                 |  |  |
| Units                 | 44 one-bedroom units                       |  |  |
| Hydro                 | Separately metered                         |  |  |
| Heat                  | RBI Boiler with Radiator Heating           |  |  |
| Domestic<br>Hot Water | Raypak water heater with two storage tanks |  |  |
| Roof                  | Approximately 10-15 years old              |  |  |
| Parking               | Approximately 30 parking stalls            |  |  |
| ESA                   | Clean Phase II                             |  |  |
| Official Plan         | Neighbourhoods                             |  |  |
| Zoning-By-Law         | Residential-R (d1.0 x435)                  |  |  |
|                       |  |  |  |



## Property Overview

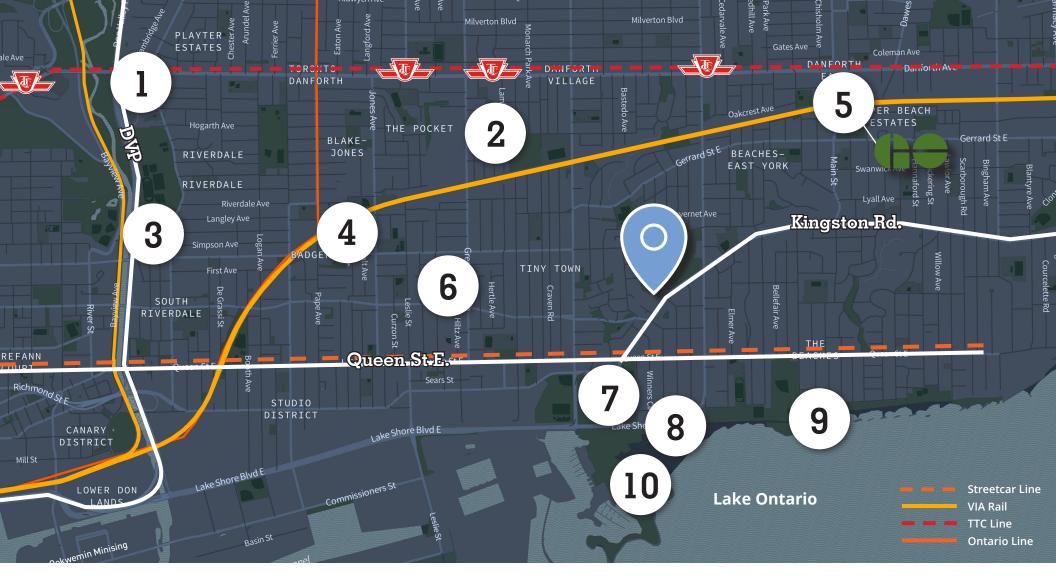
# Suite Breakdown



The Property is improved 44 1-bedrooms units with an average rent of \$1,167.

| Туре          | Units | Avg. Rent | Market Rent |
|---------------|-------|-----------|-------------|
| One Bedroom   | 44    | \$1,167   | \$2,000     |
| Total/Average | 44    | \$1,167   | \$2,000     |





## **Upper Beaches | Toronto**

The Property is located in the Upper Beaches at the nearest intersection of Kingston Rd. and Dundas St. E. The Queen Street streetcar is a short walk from the building providing transportation to Union Station within 40 minutes. The property enjoys easy access to Lake Ontario and the four beaches that make up its shoreline. The beachfront spans nearly three kilometres, from Woodbine Beach in the west to Silver Birch Beach in the east. The stretch is complete with public parks, boardwalks, swimming pools, volleyball courts, tennis courts, and more.

- 1. Danforth Music Hall
- 2. Monarch Park
- 3. Bridgepoint Active Healthcare
- 4.Gerrard Square Shopping Centre
- 5. Danforth GO Station

- 6. Greenwood Park
- 7. Woodbine Park
- 8. Donald D Summerville Olympic Pool
- 9. Kew-Balmy Beach
- 10. Woodbine Beach

# For Sale

### **158 Kingston Road, Toronto**

Pricing and offering process

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

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All expressions of interest may be submitted in the form of a Letter of Intent or 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

### Bid Date to be announced.

### For More Information About this Offering:

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