

AVISON
YOUNG

For Sale | 158 Kingston Road, Toronto

44-Unit Apartment Building



- 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)

Jonathan Hittner
Principal
416.436.4417
jonathan.hittner@avisonyoung.com

Eamonn McConnell
Vice President
416.574.4890
eamonn.mcconnell@avisonyoung.com

Neil Musselwhite
Principal
289.795.4430
neil.musselwhite@avisonyoung.com

Daniel Cassese
Associate
647.330.4663
daniel.cassese@avisonyoung.com

David Lieberman, MBA
Principal
416.230.0477
david.lieberman@avisonyoung.com

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 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.

Type	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 | 6. Greenwood Park |
| 2. Monarch Park | 7. Woodbine Park |
| 3. Bridgepoint Active Healthcare | 8. Donald D Summerville Olympic Pool |
| 4. Gerrard Square Shopping Centre | 9. Kew-Balmy Beach |
| 5. Danforth GO Station | 10. Woodbine Beach |

For Sale

158 Kingston Road, Toronto

Pricing and offering process

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

****Can be purchased with 2275 Weston Road (61 Units)***

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:

Jonathan Hittner

Principal
Multi-Residential Group
416 436 4417
jonathan.hittner@avisonyoung.com

Neil Musselwhite

Principal
Multi-Residential Group
289 795 4430
neil.musselwhite@avisonyoung.com

David Lieberman, MBA

Principal
Multi-Residential Group
416 230 0477
david.lieberman@avisonyoung.com

Eamonn McConnell

Vice President
Multi-Residential Group
416 574 4890
eamonn.mcconnell@avisonyoung.com

Daniel Cassese

Associate
Multi-Residential Group
647 330 4663
daniel.cassese@avisonyoung.com



Avison Young Commercial Real Estate Services, LP
222 Bay Street, Ste. 2500, Toronto, ON M5K 1J5
Phone: 416.955.0000 Fax: 416.955.0724

© 2025. Avison Young Commercial Real Estate Services, LP, brokerage.

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**

Platinum
member