27 Old Kingston Road



CBRE

The Offering

CBRE's Retail Investment Group (the "Advisor") is pleased to present for sale 27 Old Kingston Road (the "Property") in Scarborough - a 4,113 square foot building currently operating as a law office. The Property was designated under the Ontario Heritage Act in 1980 and boasts a beautiful exterior design. 27 Old Kingston Road features two floors of office space, including a kitchen and two washrooms. The Site also benefits from outside surface parking and a detached double garage, totalling 12 parking spaces. The Property is located within walking distance of national retailers and services at Morningside Crossing and Kingston Square, as well as various transit routes, providing easy accessibility. The Property is an excellent opportunity for end-users looking to acquire office space and also offers the potential for redevelopment.

Property Details

Site Area	0.557 Ac.
Ground Floor	2,203 Sq. Ft.
Second Floor	1,910 Sq. Ft.
Basement	1,910 Sq. Ft.
Total GFA	4,113 Sq. Ft. (Excluding Basement)
Zoning	CR
Parking	12 Spaces
Asking Price	$2,275,000



Property Highlights

- Designated Under the Ontario Heritage Act
- Redevelopment Potential
- Ample Parking Available, Including Detached Double Garage
- Located Steps From Amenities and Transit

Location Overview



Zoning

Commercial Residential Zone

Permitted Uses

- Day Nursery
- Financial Institutions
- Funeral Homes
- Hotels and Motels
- Institutional
- Medical Centres
- Offices
- Personal Service Shops
- Places of Worship
- Places of Entertainment
- Private Home Daycare
- Residential Uses
- Restaurants
- Retail Stores
- Recreational Uses
- Specialized Commercial Uses

Prohibited Uses

- Automobile Sales, Service and Maintenance Uses
- Auto Sales Rooms
- Single-Family Detached Dwellings
- Duplexes

Demographics

78,354
Population in 2023

$117,978
Average Household Income

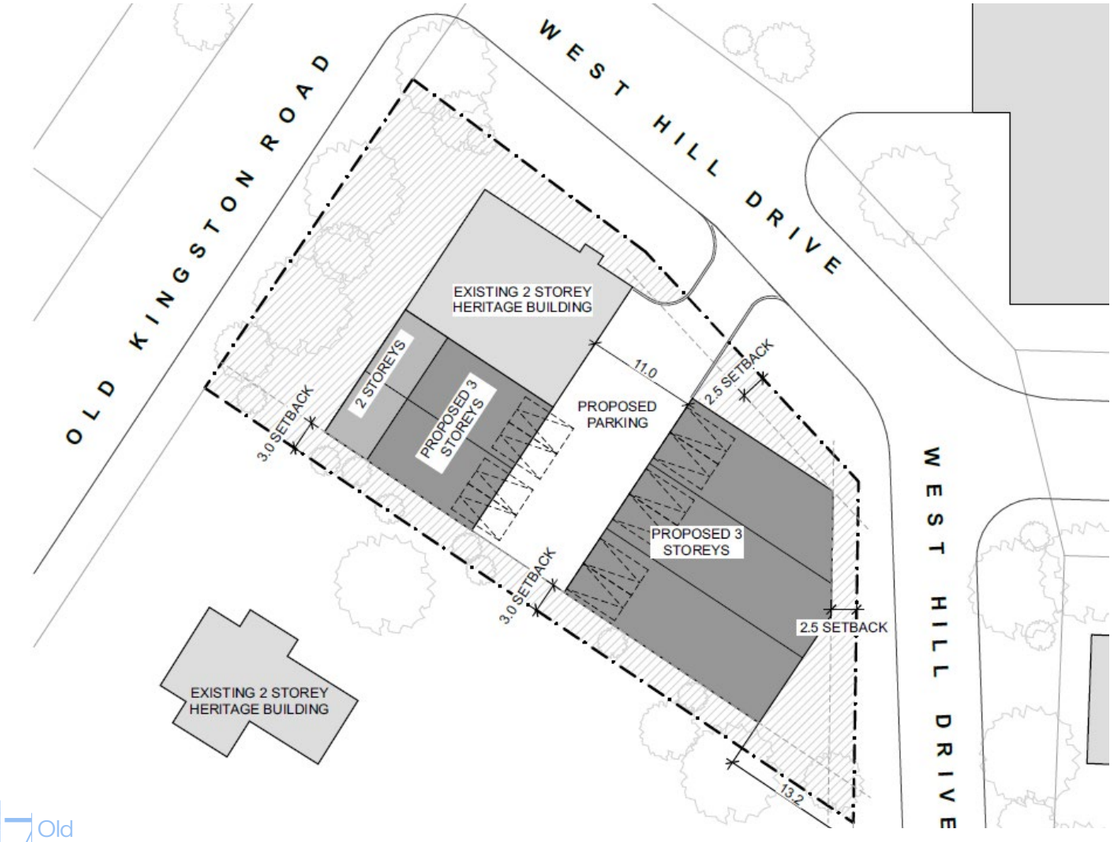
85
Walk Score

Development Overview

Option One: Townhome Redevelopment

Option One of the planning report prepared by Batory Management offers the potential for a townhome development. The proposal includes an addition of 3 buildings to the existing site, 2 three-storey buildings and 1 two-storey building. The report includes parking in between the two proposed three-storey buildings. The total GFA for this option would be approximately 28,944 sq. ft. with 8 to 20 units and a proposed FSI of 1.20.

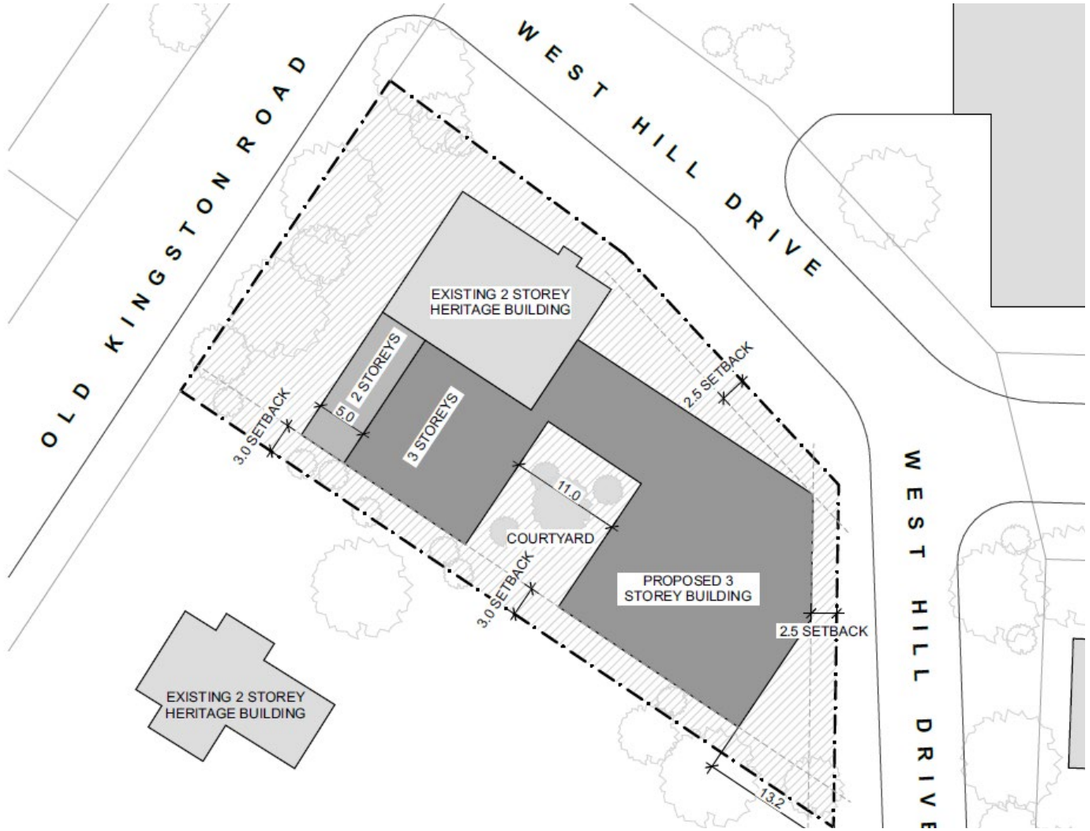
Total Site Area	24,208 sq. ft.
Total Construction Area (GCA)	37,049 sq. ft.
Total Gross Floor Area (GFA)	28,944 sq. ft.
Total Unit Count	8-20 (approx.)
Proposed Density	1.20 FSI



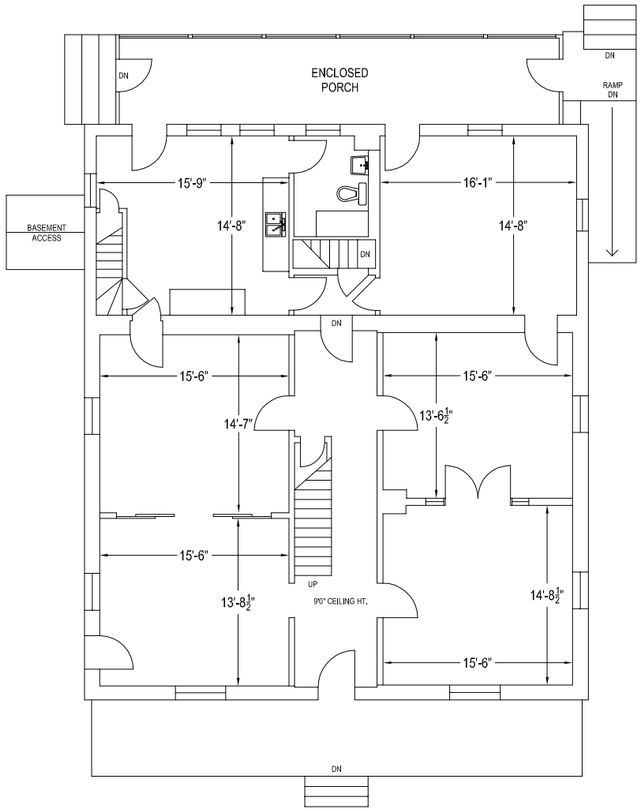
Option Two: Apartment Commercial Redevelopment

Option Two of the planning report offers the potential for apartment commercial development. The proposal includes an addition of 3 buildings to the existing site, 2 three-storey buildings and 1 two-storey building. In this scenario, the three-storey buildings connect to overlook a courtyard. The total GFA for this option would be approximately 31,914 sq. ft. with 40 to 55 units and a proposed FSI of 1.32.

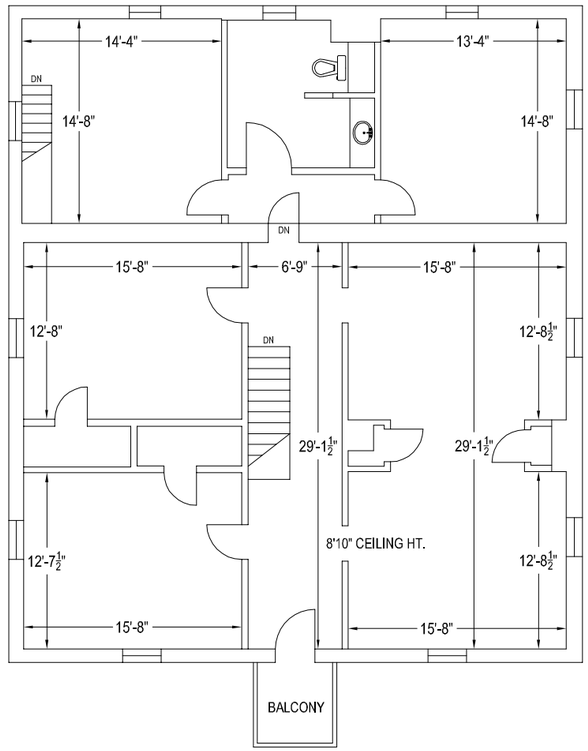
Total Site Area	24,208 sq. ft.
Total Construction Area (GCA)	41,010 sq. ft.
Total Gross Floor Area (GFA)	31,914 sq. ft.
Total Unit Count	40-55 (approx.)
Proposed Density	1.32 FSI



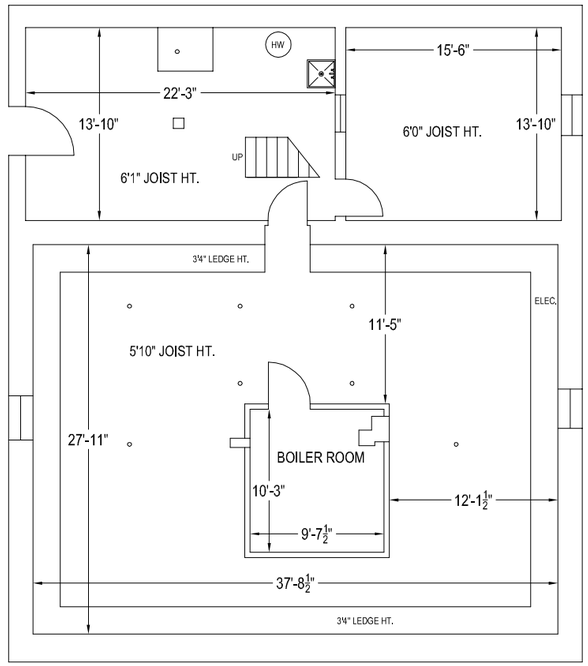
Floor Plan



Main Floor



Second Floor



Basement












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