

Tim Hortons[®]

INVESTMENT OPPORTUNITY

4351 KINGSTON ROAD
SCARBOROUGH · ON



CBRE

**RETAIL
INVESTMENT
GROUP**

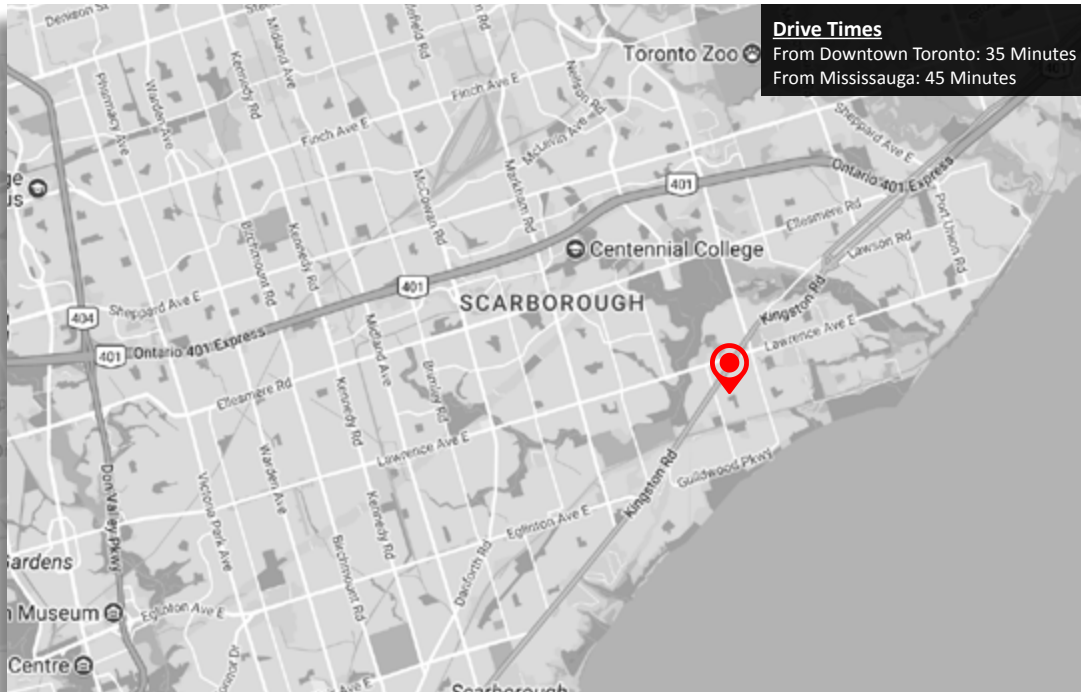
INVESTMENT OPPORTUNITY

4351 KINGSTON ROAD, SCARBOROUGH

The Subject Property is a single storey freestanding retail building located at the corner of Kingston Road and Poplar Road in Scarborough. The property offers excellent visibility with over 24,000 vehicles passing by daily. The neighbouring land uses include a freestanding Electronics store, a Honda retail store and residential uses to the north and south of the property. Kingston Road features numerous national retail tenants including RBC, McDonalds, No Frills, Pizza Pizza, Tim Hortons, Starbucks, TD Canada Trust, LCBO, Food Basics, Shoppers Drug Mart and The Beer Store.

PROPERTY DETAILS

Site Area:	0.6 ac.	Intersection:	Kingston Road/Poplar Road
Leasable Area:	2,797 sq. ft.	Zoning:	Highway Commercial
Frontage:	217 ft.	Tim Hortons Lease Expiry:	November 2034



September 2017. This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMIT Spatial, Envision Analytics, Microsoft Bing, Google Earth

**RETAIL
INVESTMENT
GROUP**

Brad Walford*
Associate Vice President
416 495 6241
brad.walford@cbre.com

Sean Comiskey*
Associate Vice President
416 495 6215
sean.comiskey@cbre.com

Laura Hilderley
Client Services Assistant
416 495 6274
laura.hilderley@cbre.com