

For Sale

1117-1119  
Kingston Road  
&  
196-198  
Blantyre Avenue

Toronto, ON

Upper Beaches Development Opportunity



**CBRE**



# About the Offering

We are pleased to offer for sale an opportunity to develop in Toronto's Upper Beach neighbourhood. The 0.26-acre property, is situated on the southwest corner of Kingston Road & Blantyre Avenue, allowing potential for uninterrupted lake & neighbourhood views. The property benefits from being within the Kingston Road Revitalization Zoning Study, allowing for a range of commercial and residential uses. Several development concepts have been completed, including plans for semi & detached residential dwellings or a stacked townhouse complex. Transit, parks, amenities, shops, restaurants & cafes are all within walking distance. The immediate area continues to enjoy some of the strongest growth on pricing of residential properties in the city.

ACREAGE	±0.26 ac. (11,316 sq. ft.)
FRONTAGE	±100.75 ft.
DEPTH	±118.67 ft.
OFFICIAL PLAN	Mixed Use Area
ZONING	Residential Commercial
2022 ANNUAL TAXES	\$18,092.10

## Property Highlights



**SOUTHWEST CORNER PROPERTY ALLOWS FOR POTENTIAL UNINTERRUPTED LAKE & NEIGHBOURHOOD VIEWS**



**WALKABILITY TO PARKS, SHOPS, RESTAURANTS & CAFES**



**PROXIMITY TO MULTIPLE TRANSIT OPTIONS**

## Nearby Amenities & Transportation



**20 MIN WALK TO DANFORTH GO/ VICTORIA PARK STATION**



**15 MIN WALK TO BALMY BEACH PARK**



Streetcar 501  
WB: Long Branch  
EB: Neville Park

Woodbine Beach

The Beaches

Glen Stewart Ravine

Neil McNeil High School



Victoria Park Avenue

Blantyre Avenue

Tim Hortons

Subject Property



LCBO

Courcellette Road

Bus 12  
NB: Victoria Park Station  
EB: St Clair E

**Beech House**  
94 Residential Units Sold Out

**Kingston & Co Condominiums**  
142 Residential Units Sold Out

**Courcellette**  
56 Residential Units Pre-Construction

**Victoria Park Station**  
Danforth

Downtown Toronto

<< 14 Minutes to Union Station

Nearby Active Development Sales						
Development	Opening	Unit Prices	Unit Sizes (SF)	Prices per SF	Total Units (% Sold)	Months to 70% Sold
Linea Stafford Homes Condo Development	22 Jan	\$479,990 - \$1,299,990	401 - 1,196	\$999 - \$1,197	119 58%	TBD
Grove Presidential Group Condo Development	22 Jan	\$765,000 - \$2,104,800	601 - 1,477	\$1,210 - \$1,425	16 57%	TBD
Nahid Kennedy Nahid Corp Condo Development	21 Aug	\$469,900 - \$953,900	490 - 1,116	\$846 - \$958	209 97%	Less than 1 Month
Danny Danforth Condominiums Gala Developments Condo Development	21 Jul	\$498,990 - \$1,069,990	416 - 969	\$984 - \$1,397	138 99%	Less than 1 Month

Source: Altus Data Studio





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FOR SALE

### OFFER SUBMISSIONS:

Offers will be reviewed on a first come first serve basis and are to be submitted to:

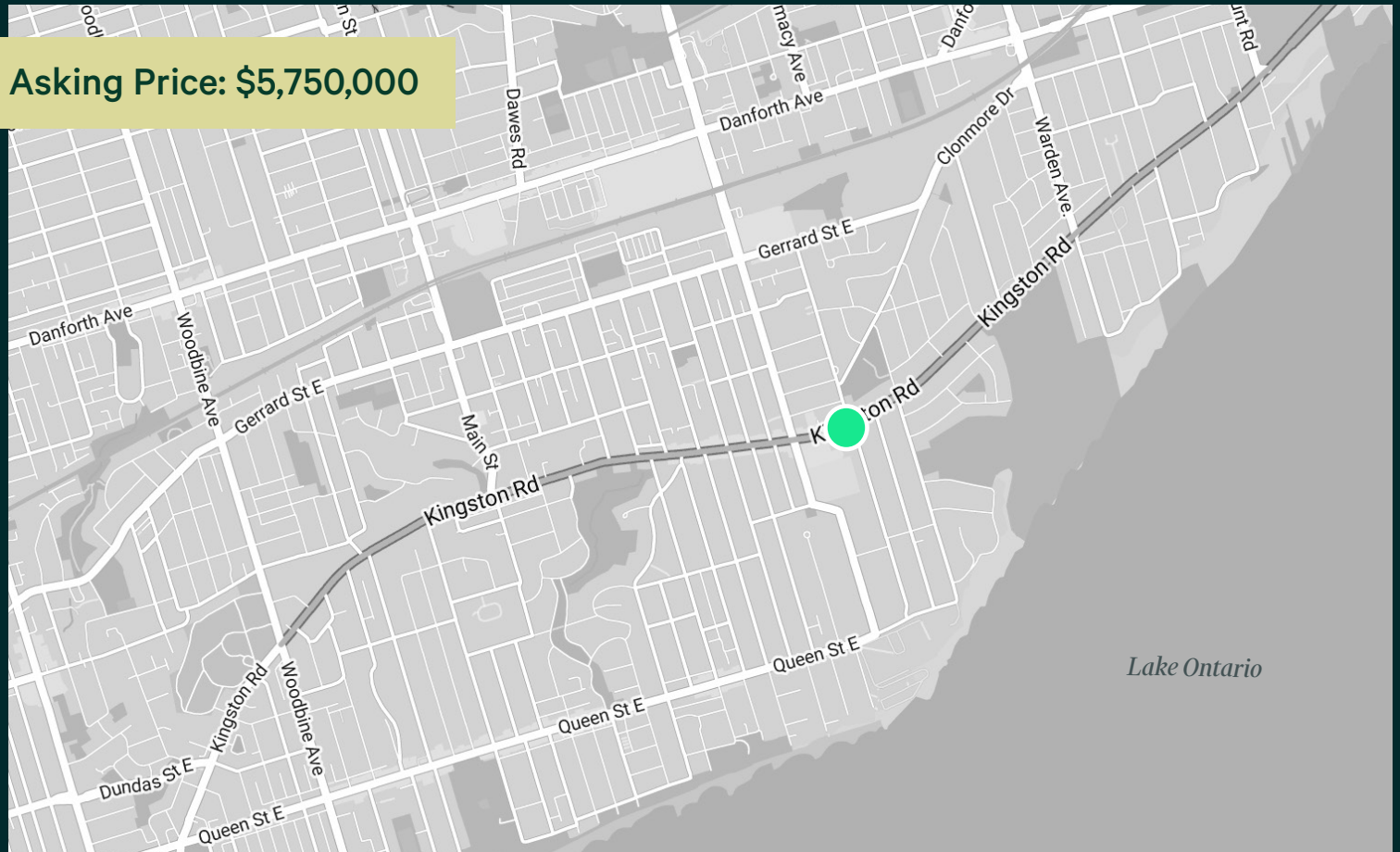
Ryan Bobyk  
ryan.bobyk@cbre.com

Senth Sellathurai  
senth.sellathurai@cbre.com

### DOCUMENT CENTRE:

- Survey
- Property Tax Bills
- Semi & Detached Concept
- Official Plan/Zoning
- Stacked Townhouse Concept

Asking Price: \$5,750,000



### EXCLUSIVE ADVISORS

#### Ryan Bobyk\*

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### SPECIALIZING IN URBAN INVESTMENT & DEVELOPMENT

\*Sales Representative | All outlines are approximate | [www.cbre.ca](http://www.cbre.ca)

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