

FOR SALE

462 KINGSTON RD.



PRIME QUEEN EAST
OPPORTUNITY

BOSLEY

COMMERCIAL

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THE BUILDING



Stunning building and Prime Kingston Road address in the heart of the Upper Beaches at Kingston Road and Waverly, one minute from Woodbine intersection. Over \$1 million has been spent on renovating this 5,000 sq. ft. beautiful building, including high-end finishes, wall to wall front windows and a completely finished basement.

The Main floor includes a bright and open retail unit and a rear studio apartment and the second floor includes 2 – 2 bedroom apartments, all fully leased. The basement is vacant and ready for residential or studio application. Great income potential and/or Live/Work potential. On TTC/public transit route.

FEATURES

CIVIC ADDRESS	462 Kingston Rd., TORONTO
SALE PRICE	\$2,800,000
TYPE:	2 STORES W/ COMM. & RESIDENTIAL APTS.
NEIGHBOURHOOD:	BEACHES
FRONTAGE:	APPROX. 30 FT.
DEPTH:	APPROX. 97.41 FT.
TOTAL AREA:	APPROX. 5,252 SQ. FT.
TOTAL RETAIL AREA:	APPROX. 1,750 SQ. FT.
TOTAL OFC/APT AREA:	APPROX. 3,500 SQ. FT.
ZONING:	COMMERCIAL/ RESIDENTIAL
PROPERTY TAXES:	\$24,185 / 2022 / ANNUAL

* Income and expenses available upon request.



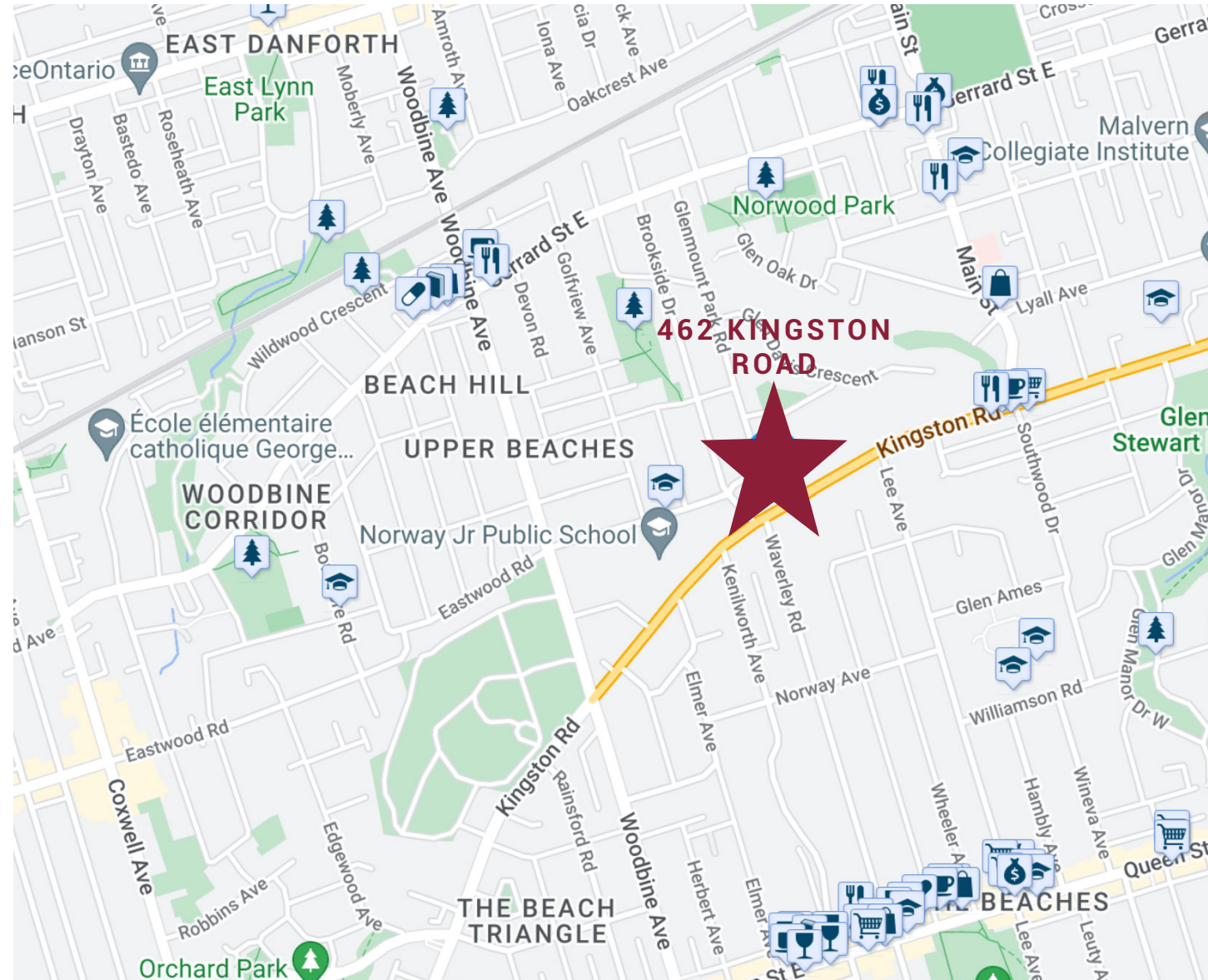
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LOCATION



- KINGSTON ROAD AND Waverly
- 5,252 SQ.FT
- QUEEN EAST LIFESTYLE
- BEACHES
- AVG HOUSEHOLD INCOME \$179,000**
- GREAT CAR ACCESS
- GREAT TRANSIT ACCESS
- LUXURY PROPERTY



TRANSIT SCORE*

79

BIKE SCORE*

69



GreenP Parking lot on Queen Street East



TTC bus stops right in front of property