

SALE PRICE
\$6,750,000

56 KINGSTON 11 ROAD

**Multifamily Investment
For Sale Located In
The Beaches**

Colliers



EXECUTIVE SUMMARY

Introducing a well-maintained, income-producing multifamily investment in The Beaches.

1165 Kingston Road is prominently situated at the corner of Kingston Road and Fallingbrook Road - one of the most desirable residential streets in Toronto, often cited as among the City's best addresses.

The property comprises 21 large one-bedroom units averaging 600–700 sq. ft., each with generous layouts, separate living and dining areas, decorative fireplaces, and abundant character.

The building is home to a stable, long-term tenant base attracted by the spacious units, proximity to retail and dining, and excellent connectivity via both the Danforth subway and Queen

Street streetcar. While not all suites have been fully renovated, this is a distinct value-add opportunity for investors, with an abundance of upside potential.

Rental income is strong and consistent, supplemented by parking stall fees and laundry revenue. Recent capital work includes replacement of most unit doors (2020–2022), upgraded common hallways, and ongoing in-suite improvements. Major building systems have also been well maintained, with a roof replacement in 2009 and a boiler upgrade in 2017.

Set on a 0.3-acre lot within a highly desirable stretch of Kingston Road, 1165 Kingston Road combines immediate income stability with clear potential for further growth.



BUILDING DESCRIPTION

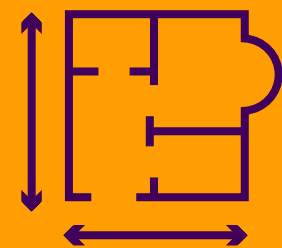
1165 Kingston Road offers investors a turnkey, character-rich asset with proven income and opportunities for continued rental growth.

The building’s blend of charm, large unit sizes, strong location, and careful capital maintenance make it an attractive investment in Toronto’s tight multifamily market.

ADDRESS	1165 Kingston Road
MUNICIPALITY	Scarborough (The Beaches)
PROPERTY TYPE	Multifamily
NUMBER OF STOREYS	3
NUMBER OF UNITS	21
YEAR BUILT	1930
SUITE MIX	21 One-Bedroom Units
SITE AREA	0.3 acres



INVESTMENT HIGHLIGHTS



Large, Character-Rich Units That Stand Out in the Market

All 21 suites are spacious one-bedroom layouts averaging 600–700 square feet, well above the size of most comparable rentals in the area. Each suite offers separate living and dining areas and charming decorative fireplaces, creating a true sense of home. This rare combination of space, functionality, and character attracts a stable, long-term tenant profile, with residents who value comfort, design, and proximity to transit. The result is a reliable income stream supported by quality tenants who are willing to pay a premium for well-designed living spaces.



Ongoing Renovations and Capital Improvements

The building has been maintained with a proactive approach to capital investments. Major building systems have been addressed, with the roof replaced in 2009 and the boiler upgraded in 2017. Many unit entry doors were replaced between 2020 and 2022, and the hallways have been refreshed with new tiles, paint, and decorative artwork. Many units have also undergone renovations over the years, reducing the immediate need for significant in-suite capex while leaving potential for further value creation through selective upgrades.



Multiple Revenue Streams Beyond Base Rent

In addition to consistent rental income, the property benefits from supplementary revenue from parking stall fees and laundry machine income. These ancillary cash flows provide an immediate boost to revenues and offer potential for growth over time through modest fee adjustments or operational enhancements. This creates additional opportunities to strengthen net operating income and overall investment returns.



Prime Toronto Location with Exceptional Connectivity

Situated at the corner of Kingston Road and Fallingbrook Road, the property sits at the gateway to The Beaches, one of Toronto's most sought-after neighbourhoods. Fallingbrook itself is often cited as one of the City's most desirable residential streets, offering a blend of charm, prestige, and community appeal. Residents benefit from a vibrant mix of retail, dining, and services just steps away, while excellent transit options, including a bus stop directly outside the building, swift connections to the Danforth subway, and the Queen Street streetcar within walking distance, ensure convenient access to the rest of the city.

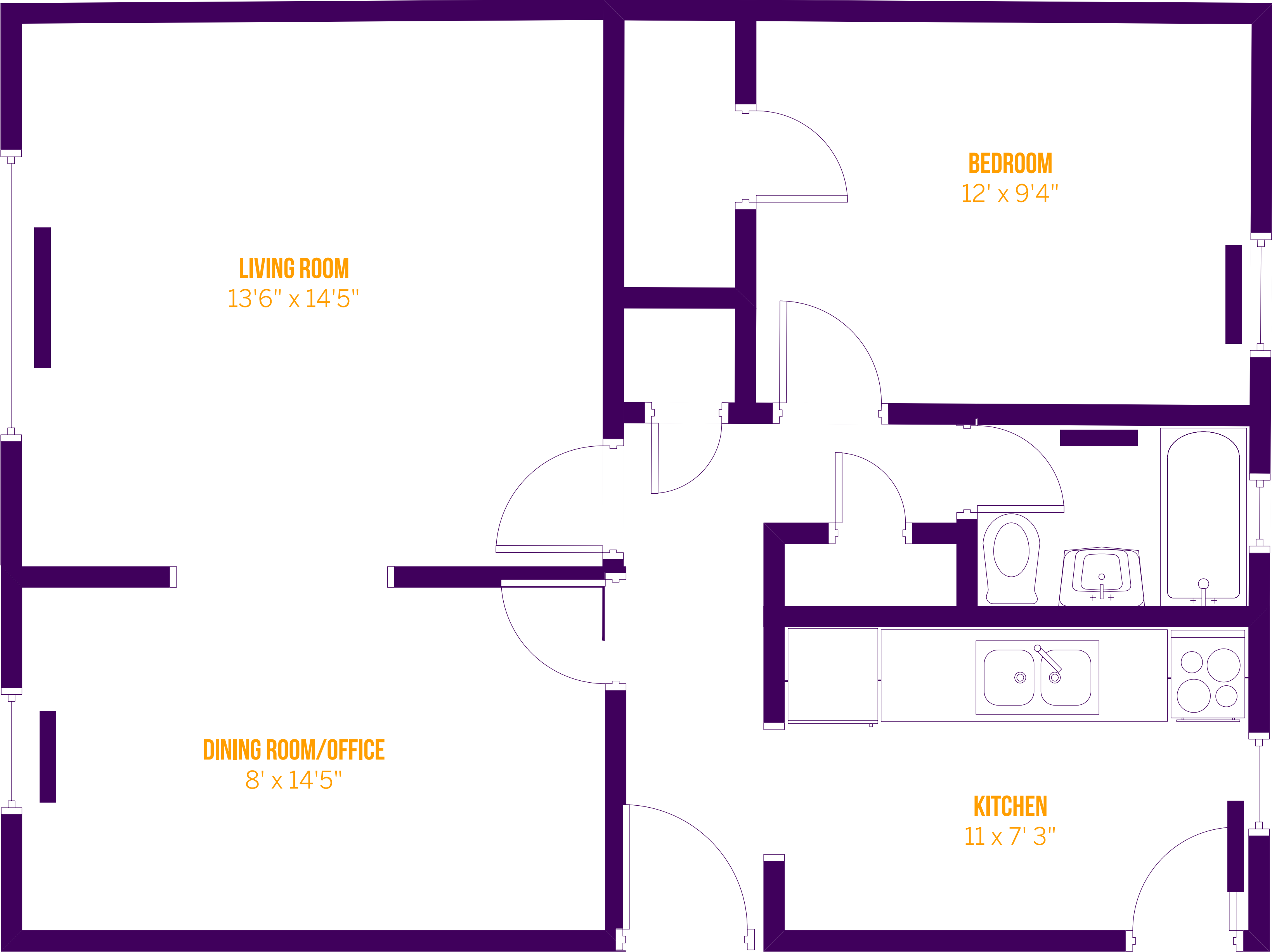
IMAGE GALLERY



TYPICAL FLOOR PLAN

All 21 suites are oversized one-bedroom layouts averaging 600–700 square feet, substantially larger than most competing rentals in the area. With defined living and dining spaces and charming decorative fireplaces, the suites offer both character and functionality.

Their generous scale may even allow for the potential to convert into two-bedroom layouts with minor retrofits, creating added flexibility and long-term value for an investor.



ABOUT THE AREA

1165 Kingston Road is positioned in The Beaches, offering residents the perfect balance of neighbourhood charm and urban convenience.

Nestled in a well-established residential corridor, the property is surrounded by a vibrant mix of independent shops, national retailers, cafés, and restaurants that line Kingston Road, providing tenants with everyday essentials and a variety of dining and entertainment options just steps from their door.

The building's location offers excellent walkability to key amenities such as grocery stores, pharmacies, fitness studios, and community services, creating a comfortable and self-sufficient living environment. The nearby Beaches enhance the appeal,

with their waterfront parks, trails, and vibrant cultural scene providing residents with attractive recreational outlets year-round.

Public transit access is a significant draw for this location. A TTC bus stop is located directly in front of the property, offering quick and direct service to the Danforth subway line, connecting residents to the downtown core in under 30 minutes. For those who prefer the streetcar, Queen Street is only a 15-minute walk away, providing an alternative route to downtown as well as connections to other parts of the city.



DEMOGRAPHICS*



126,514

Population



\$144,409

Avg. HH Income



39.2

Median Age



89.1%

Employment Rate

*Stats are based on a 3km radius of the property.

AMENITY MAP

PARKS / LEISURE

- 1 Blantyre Park
- 2 Glen Stewart Ravine
- 3 The Toronto Hunt Golf Course
- 4 Balmy Beach Park
- 5 The Beaches Boardwalk
- 6 The Yacht Club
- 7 Woodbine Beach
- 8 YMCA
- 9 Fox Movie Theatre

PHARMACIES / HEALTH

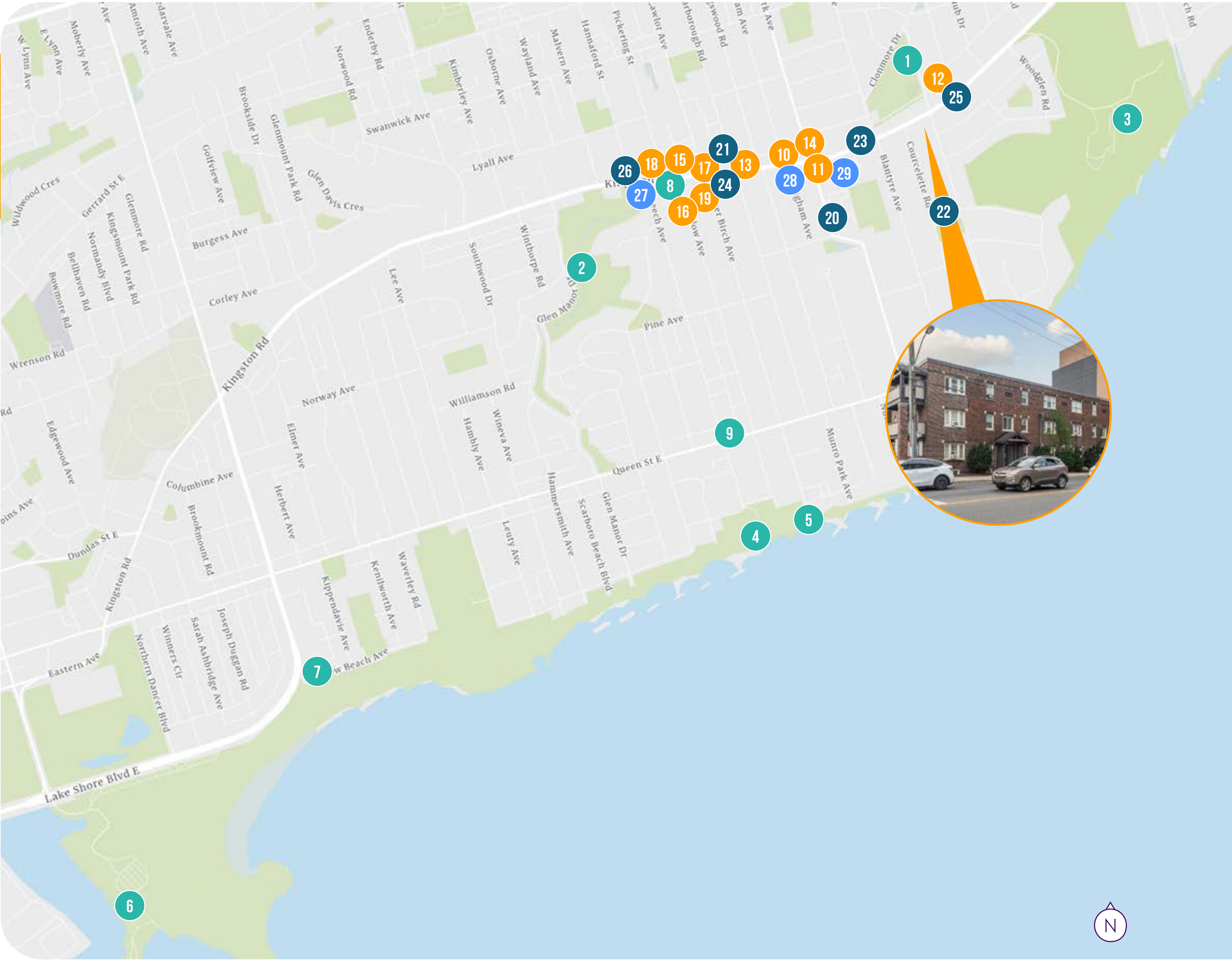
- 20 Birchcliff Pharmacy
- 21 Guardian Upper Beach Pharmacy
- 22 Quad Ripple
- 23 Beech Medical Pharmacy
- 24 BOMB Fitness
- 25 Kingston Road Animal Hospital
- 26 Henley Gardens I.D.A

RETAIL & RESTAURANTS

- 10 Starbucks
- 11 Papa Johns Pizza
- 12 Henley Gardens Shopping Plaza
- 13 Subway
- 14 The Green Dragon Pub
- 15 Kibo Sushi House
- 16 The Beach Tree
- 17 RBC Branch
- 18 Black Dog Cafe
- 19 CIBC Branch

SCHOOLS

- 27 Neil McNeil High School
- 28 Beaches Montessori School
- 29 Courcellette Public School



COMMUTE MAP

COMMUTE TIMES

SHOPS ALONG QUEEN STREET	3 min drive (16 min walk)
TORONTO HUNT CLUB	2 min drive (13 min walk)
THE BEACHES BOARDWALK	5 min bike ride (20 min walk)
VICTORIA PARK SUBWAY STATION	5 min drive (27 min walk)
DANFORTH GO	6 min drive (29 min walk)
KEW-BALMY BEACH	8 min drive (35 min walk)
ASHBRIDGE'S BAY YACHT CLUB	14 min drive
WOODBINE BEACH PARKING	14 min drive
GERRARD SQUARE	16 min drive
DANFORTH (PAPE STATION)	19 min drive
UNION STATION	27 min drive
BILLY BISHOP AIRPORT	30 min drive



1165 KINGSTON ROAD

FOR MORE INFORMATION ABOUT THIS OFFERING, PLEASE CONTACT:

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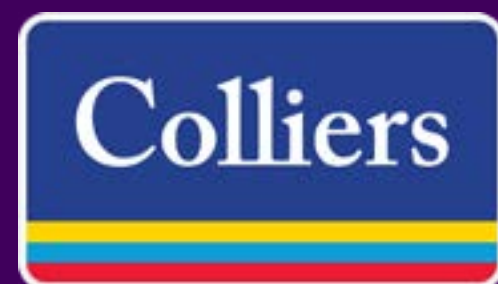
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