

FOR SALE



1316-1320

KINGSTON ROAD

TORONTO, ON

STABILIZED SINGLE TENANT RETAIL UNIT

NNN LEASE TO ESTABLISHED VETERINARY CLINIC



PROPERTY OVERVIEW

Investment Opportunity – 1316 Kingston Road, Toronto

Fully leased, single-tenant investment opportunity, secured by a long-term Net + Carefree lease to a well-established veterinary clinic with a longstanding neighborhood operating history. The practice is led by Dr. Nigel Skinner, co-owner and veterinarian with 20+ years of experience, and is supported by a strong personal guarantee extending through the lease and renewal terms, and a loyal clientele. The Veterinary Clinic occupies what is legally titled as 2 separate / adjacent commercial units, but leased two one tenant for a larger combined space.

Situated at the base of the elegant 8 storey Terrasse at The Hunt Club by Toronto's Upper Beaches, 1316 Kingston Road presents an opportunity to secure brand new corner retail unit in a rapidly gentrifying mixed-use neighborhood. The unit features wrap around frontage on the sunny north side of Kingston Road at the corner of Woodland Park Road, directly across from the acclaimed Toronto Hunt Club. This stretch of Kingston Road is currently undergoing significant revitalization with new mid-rise and townhouse developments redefining the streetscape and neighborhood density. With direct bus stops at front door and less than 2km from the Victoria Park Subway Station, this opportunity is well-served by public transportation, within short proximity to Toronto's downtown core. With an influx of new residential developments and master planned communities in the node, the area is notably underserved, supporting long-term tenant stability and income security.

SITE DETAILS

UNIT SIZE	2,757 sf (2,486 sf retail + 271 sf retail waste area)
FRONTAGE	Over 90 ft along Kingston Road
PARKING	2 spaces (one at surface level)
CEILING HEIGHTS	Approx. 13'
CONDO MAINTENANCE FEES	\$1,256.05 per month (100% paid by tenant)
ANNUAL TAXES	\$29,495.90 (2025) - 100% paid by Tenant
TITLE	Condominium Title
ASKING PRICE	\$1,780,000

Highlights

- AAA long-term medical tenant with strong neighborhood history, experienced operator (20+ years), and Landlord favorable personal indemnity.
- Brand-new construction space with major renovations and investment made by Tenant
- NNN Lease structure - Tenant pays all Property Tax, Maintenance Fees and Utilities.
- Predictable annual rent growth
- Single tenant occupying 2 legally titled retail units (future demising options)
- 1 Underground + 1 Surface Level Parking Stall Included
- 7.75 years remaining on lease term, with only 1x5 option for tenant (stable lease with near term control for landlord)

ASKING PRICE: \$1,780,000



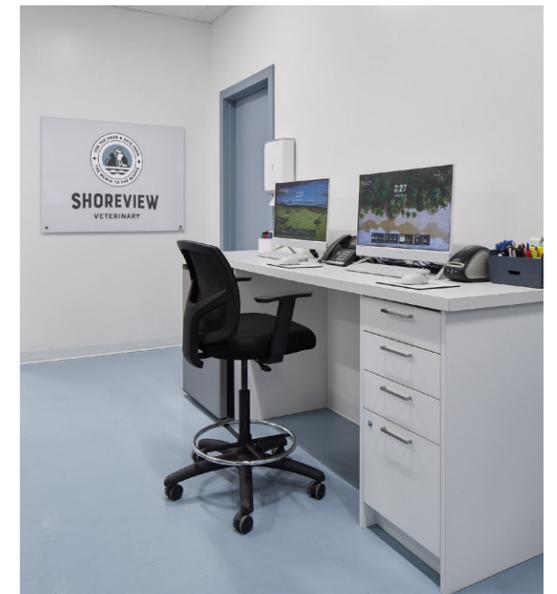
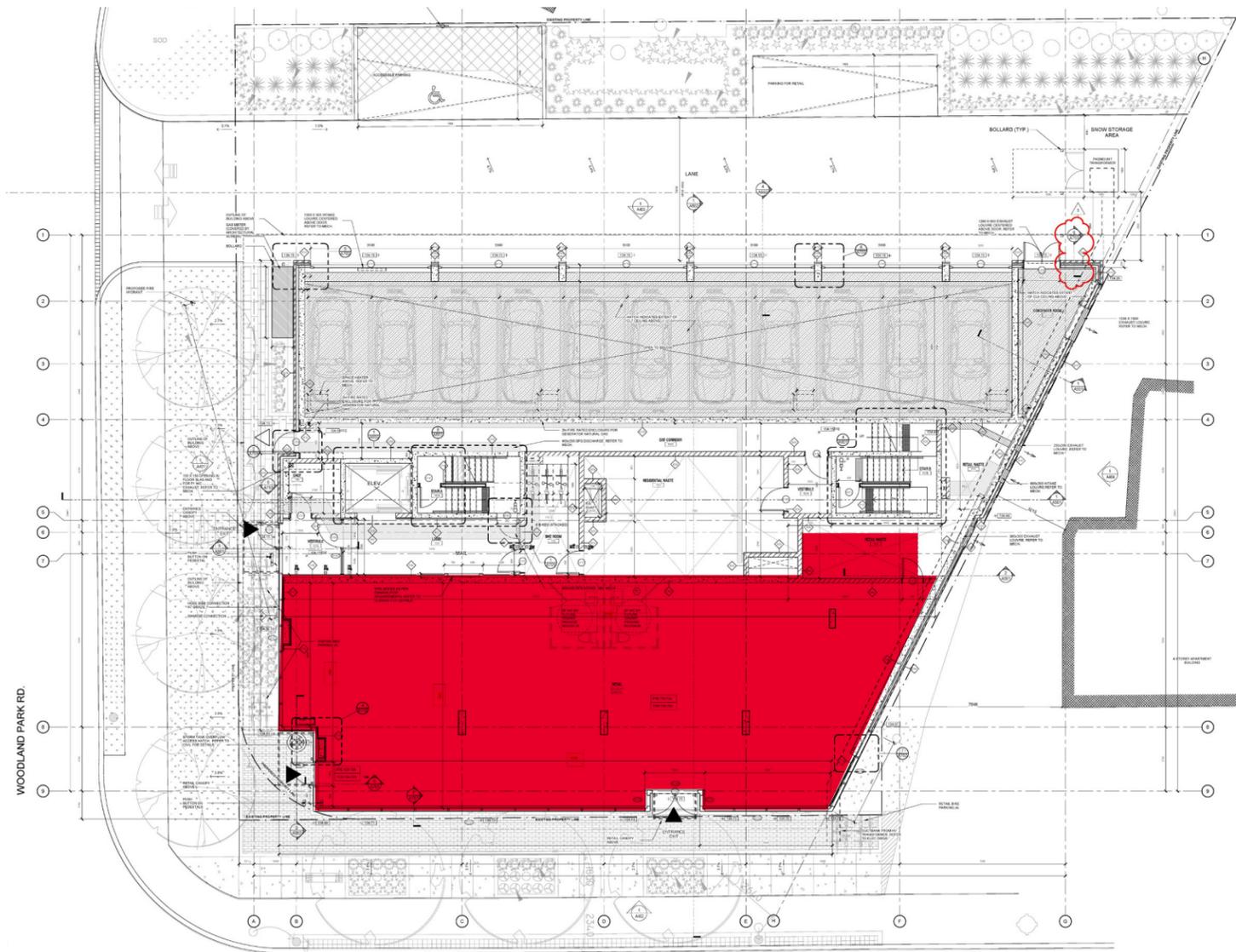
LEASE DETAILS

Tenant:	NIGEL SKINNER VETERINARY MEDICINE PROFESSIONAL CORPORATION. o/a Shoreview Veterinary
Indemnifier:	NIGEL SKINNER
Initial Term:	10 Years
Commencement Date:	November 1, 2023
Expiry Date:	October 31, 2033
Remaining Term:	-7 years, 9 months
Renewal Option:	1 x 5-year option
Current NOI:	\$90,981.00
Year 10 NOI:	\$110,280.00
Annual Net Rent Escalations:	Avg of approx 2.5%

FLOOR PLAN

The Space

- Ground floor retail
- 2,757 sf
- 2 parking spaces



MARKET OVERVIEW

- MEDIAN HOUSEHOLD INCOME \$88,424
- AVERAGE HOUSEHOLD INCOME \$119,706
- EMPLOYMENT RATE 61%
- TOTAL POPULATION 5KM: 228,127
TOTAL DAYTIME POPULATION 5KM: 153,087

AREA RETAILERS

- LCBO
- SHOPPERS DRUG MART
- FRESHCO Fresher. Cheaper.
- STARBUCKS COFFEE
- STAPLES
- LOWE'S
- GoodLife FITNESS
- Loblaws

ACTIVE DEVELOPMENTS

Development	Developer	Address	Opening	Units	% Sold	Unsold Price (psf)
1. The Manderley	Nova Ridge Development	1478 Kingston Rd	Oct-20	198	25%	\$973
2. Queen & Ashbridge	Context Development Inc., RioCan Living	1555 Queen St E	Sep-20	367	89%	\$1,206
3. Linx Condominiums	Tribute Communities	286 Main St	Sep-19	371	84%	\$1,153
4. Terrasse at the Hunt Club	Sunrise Gate Homes	1316 Kingston Rd	Jun-19	32	78%	\$1,068
5. Merge	LCH Developments	2201 Kingston Rd	May-19	185	92%	\$900
6. The Bluffs	Skale Developments	2801 Kingston Rd	Mar-17	188	96%	\$723
7. Upper Beach Club	Mutual Dev. / Laurier Homes	1400 Kingston Rd	Jun-16	41	80%	\$970
8. Heartwood the Beach	Fieldgate Urban / Hullmark	1884 Queen St E	Feb-16	47	83%	\$1,227
Weighted Average				1,429	79%	\$1,048



OFFERING PROCESS

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the sale of 1316 Kingston Road, Toronto, Ontario. The Property is offered for sale at a price of \$1,780,000. The Vendor’s objective is to maximize upfront cash sale proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing. Interested Purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving the information on the Offering. Offer will be accepted on an as received basis.

All inquiries regarding the Property or requests for further information should be directed to the Advisor as exclusive agent for the Vendor.

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**Broker *Sales Representative PD-180242