



5 min
2.1 km

Kingston Road

Brimley Road

FOR SALE

Approved Boutique Waterfront Residential Development Offering

2759-2763 Kingston Road & 52 St. Quentin Avenue, Toronto, Ontario

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TORONTO, ON

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EXECUTIVE SUMMARY

2759-2763 Kingston Road & 52 St. Quentin Avenue, Toronto, Ontario



INVESTMENT HIGHLIGHTS

- 15,618 square foot corner site with over 160 feet of frontage on Kingston Road
- Appealing boutique site suitable for both condominium and purpose-built rental
- Approved for 68,981 GFA of residential within 10-storeys, with 4,661 square feet of retail space at grade
- Desirable transit connectivity – 5-minute drive to Scarborough GO Station
- Surrounded by variety of schools (including R.H King Academy, Fairmont Public School, Anson Park Public School & Cardinal Newman H.S.)
- Immediate access to Bluffers Park - an unparalleled walkable network of scenic green spaces and family-friendly amenities
- Unpriced tender process with Offer Date to be set by the Advisor – contact listing team for price guidance and deal structure options

Kingston Road



PROPERTY DESCRIPTION

APPLICATION STATUS

The subject property at 2759-2763 Kingston Road & 52 St Quentin Avenue is currently demised into three separate lots with two consisting of mixed-use retail and one single family home. The site is fully approved for a 10-storey boutique mid-rise building with 95 units with 73,642 ft² of gross floor area, 4,661 ft² of retail and 2 levels of underground parking.

The future development will offer south-facing, unobstructed views of Lake Ontario. These south facing units will offer a premium on the open market. The project is suitable for either conventional condominiums or purpose-built rental. There are currently 9 rental dwelling units and 2 retail units with 1 vacancy. The residential unit's average 726 ft², neatly fitting into the existing local residential market.

Legal Addresses:	2759-2763 Kingston Road & 52 St. Quentin Avenue
Legal Descriptions:	2759 Kingston Road - PCL 47-2, SEC M350 ; PT LTS 47 & 48, PLAN M350 , PT 2 66R7383. T/W THE RIGHT TO MAINTAIN THE BUILDING SITUATE ON THE LANDS HEREIN, IN ITS PRESENT LOCATION NOTWITHSTANDING THE SAID BUILDING ENCROACHES UPON PART OF LTS 47 AND 48 ON PLAN M350 AND DESIGNATED AS PART 1 PLAN 66R7383 BUT SUCH RIGHT OF ENCROACHMENT SHALL CEASE, DETERMINE AND BE AT AN END EFFECTIVE UPON THE DATE UPON WHICH BUILDING IS DEMOLISHED ; SCARBOROUGH , CITY OF TORONTO 2763 Kingston Road - PCL 47-1, SEC M350 ; PT LTS 47 & 48, PLAN M350 , COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LIMIT OF KINGSTON ROAD AS WIDENED BY AND SHOWN ON LAND PLAN NO. 330093 WITH THE EASTERLY LIMIT OF LOT 47; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LIMIT OF KINGSTON ROAD AS WIDENED BY SAID PLAN NO. 330093, A DISTANCE OF 91 FT 10 1/2 INCHES; THENCE SOUTH 47 DEG, 28 ' EAST A DISTANCE OF 33 FT 2 1/2 INCHES TO WHERE AN IRON PEG HAS BEEN PLANTED; THENCE SOUTHEASTERLY IN A STRAIGHT LINE 32 FT 10 INCHES MORE OR LESS TO A POINT IN THE SOUTHERLY LIMIT OF SAID LOT 48, DISTANT 55 FT MEASURED WESTERLY THEREALONG FROM THE EASTERLY LIMIT OF SAID LIMIT OF SAID LOT 48; THENCE EASTERLY ALONG THE SOUTHERLY LIMIT OF SAID LOT 48, 55 FT TO THE EASTERLY LIMIT OF SAID LOT 48; THENCE NORTHERLY ALONG THE EASTERLY LIMITS OF LTS 48 AND 47, 112.01 FT MORE OR LESS TO THE PLACE OF BEGINNING ; SCARBOROUGH , CITY OF TORONTO 52 St Quentin Avenue - PCL 49-1, SEC M350 ; LOT 49, PLAN M350 ; SCARBOROUGH , CITY OF TORONTO
Neighbourhood:	Cliffside
Region:	Toronto
Official Plan Designation:	Mixed-Use Areas
Zoning Designation:	CR 0.4 (c0.4; r0.0) SS3 (x503) and RD (x203)
Proposed Development:	OPA & ZBA Approved for 73,642 total GFA in 10-storeys
Land Area:	15,618 ft ² (0.36 acre)
Kingston Road Frontage:	161.96 feet
St. Quentin Avenue Frontage:	162.25 feet

OPA & ZBA Approved Boutique Development Site

DEVELOPMENT PROPOSAL

PROJECT STATISTICS

Property Address:	2759-2763 Kingston Rd & 52 St Quentin Ave
Total Site Area:	15,618 ft ² (0.36 acre)
Overall GFA/FSI:	73,642 ft ² / 4.72 FSI
Residential Area:	68,975 ft ²
Retail Area:	4,661 ft ²
Parking Area: 2 Levels	29,063 ft ²
Total Amenity Area: In/Out	4,090 ft ²
Number of Storeys:	10
Parking Spots:	48 Stalls
EV Parking Spots:	38 Stalls
Total Res. Units	95
1-Bedroom:	69 (73%)
2-Bedroom:	14 (15%)
3-Bedroom:	12 (13%)



COMMENTARY

- Prime location within Scarborough and 1.8-kilometer distance to Scarborough GO Station
- Surrounded by an abundance of retail establishments including No-Frills, Metro, Canadian Tire, Shoppers Drug Mart, Walmart, LCBO, Tim Hortons, Royal Bank of Canada, and TD
- Single tower, 95 Units with 73,641 SF Total GFA, optimal project size to be absorbed within submarket

1.8 KM to Scarborough GO Station; 2.4 KM to Scarborough Bluffs Beach

SITE RENDERINGS



Sleek and Elegant Contemporary Urban Architecture



Kingston Road



Kingston Road





Subject Property

LOCAL AMENITIES

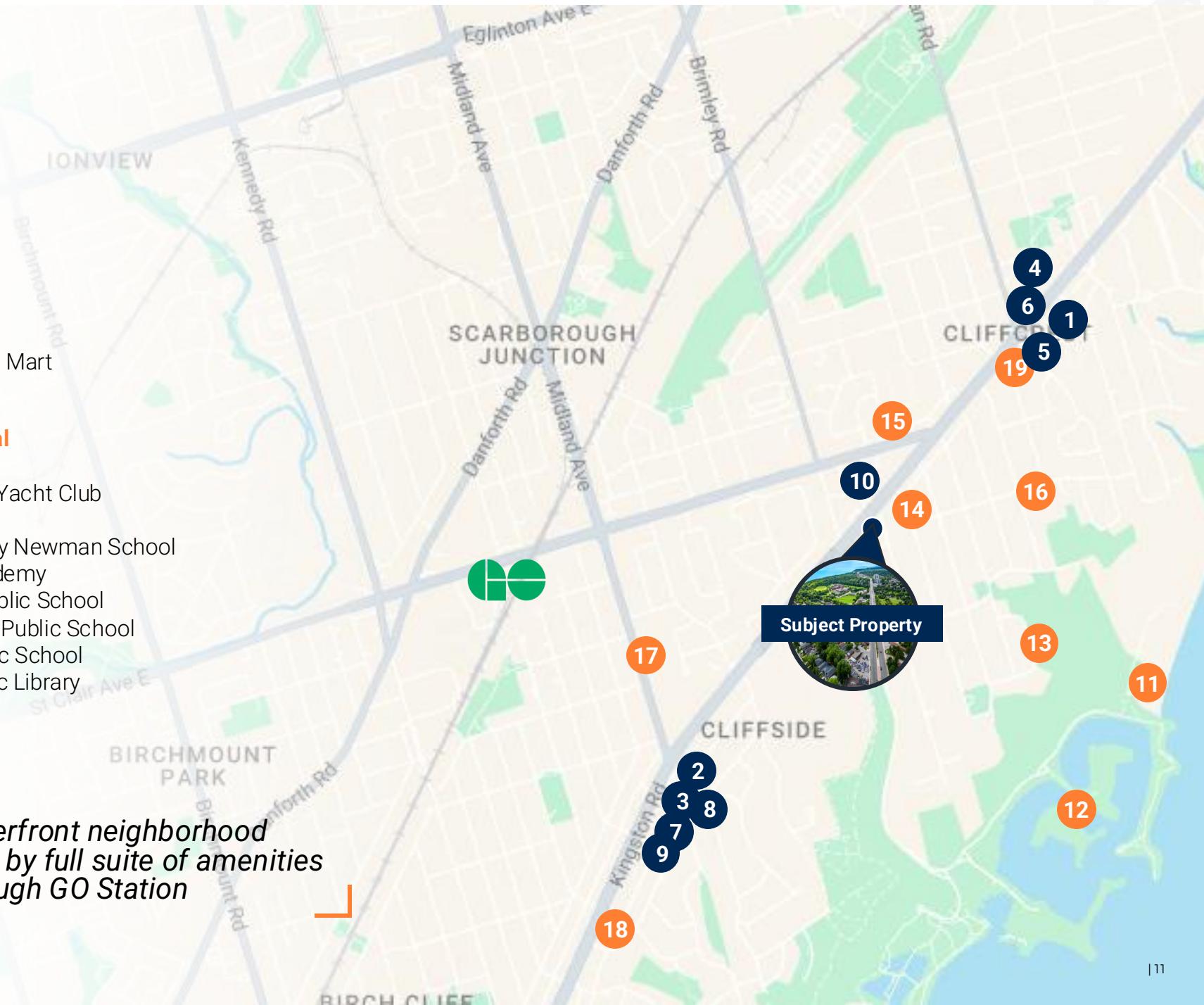
Retail Amenities

1. No Frills
2. No Frills
3. Scotia Bank
4. RBC
5. LCBO
6. Tim Hortons
7. Starbucks
8. Rexall
9. Shoppers Drug Mart
10. Canadian Tire

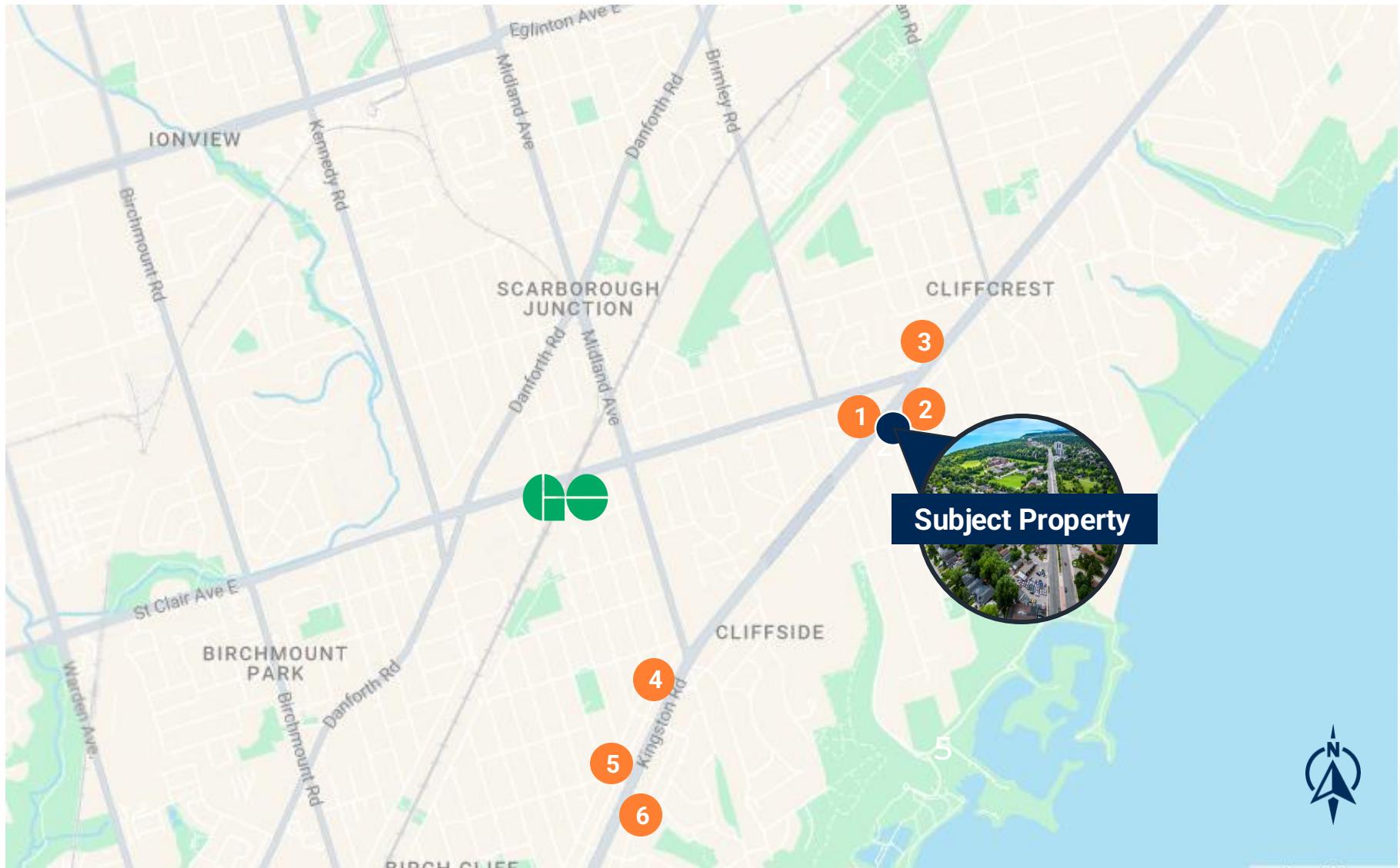
Community/Social

11. Bluffers Park
12. Bluffers Park Yacht Club
13. Neilson Park
14. St. John Henry Newman School
15. R.H King Academy
16. Fairmount Public School
17. John A Leslie Public School
18. Cliffside Public School
19. Toronto Public Library

Scenic waterfront neighborhood surrounded by full suite of amenities & Scarborough GO Station



LOCAL DEVELOPMENT ACTIVITY MAP



6 development projects within 2 km at various stages of completion

LOCAL DEVELOPMENT ACTIVITY

COMPLETE, APPROVED OR IN PROCESS

No.	Address	Location	Area (Ac)	GFA (ft ²)	Height	Units	FSI	Status	Developer
1	2746-2800 Kingston Road	50 m	2.17	352,152	11,22	439	3.75	Approved	Skale Developments
2	2799-2815 Kingston Road	130 m	1.02	164,548	9	188	3.71	Complete	Skale Developments
3	2880 Kingston Road	450 m	0.47	99,372	10	138	4.88	Approved	Artlife Developments
4	2450 Kingston Road	1.5 km	0.28	50,149	8	53	4.12	NOAC	Cliffside Homes
5	2340 Kingston Road	1.8 km	0.71	164,614	10	223	5.33	NOAC	LCH Developments
6	2257 Kingston Road	1.9 km	1.01	267,219	13	321	5.9	Approved	Equiton

Proven boutique mid-rise market combined with condominium and purpose-built rental

OFFERING PROCESS

This Offering Memorandum (“OM”) is being delivered to prospective Purchasers to assist them in deciding whether they wish to acquire the Property. This OM does not purport to be all inclusive or to contain all the information that a prospective Purchaser may require in deciding whether or not to purchase the Property. This OM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This OM provides selective information relating to certain physical, locational, and financial characteristics of the Property. The information on which this OM is based has been obtained from various sources considered reliable. Neither the Vendor nor Advisor make any representations, declarations, or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective Purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in this OM or any other written or oral communication transmitted or made available to prospective Purchasers. Prospective Purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary. If any information relating to the Property, in addition to the information provided in this OM, is provided at any time, orally or otherwise, by the Vendor or Advisor or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective Purchasers without their own independent investigation and verification.

Process - Bid Date

Based on information contained in this OM, information contained in the Data Room, information that may be made available by Advisor upon request and Property tours, interested parties are invited to submit an offer on a bid date to be communicated by the Advisors. It is the intent of the Vendor to enter into a Purchase and Sale Agreement (PSA) for the Property with the appropriate bidding entity or entities. None of the initial offers, regardless of their form and content will create any binding legal obligations upon the Vendor or Advisor. Neither the Vendor nor Advisor make any representation or warranty, or any agreement whatsoever, that the Vendor will accept any of the offers or any agreements of purchase and sale, before or after negotiations, which may be extensive. Neither the Vendor nor Advisor shall compensate any participant for any costs incurred in its participation in the process.

Confidentiality

By accepting this OM, prospective Purchasers agree to hold and treat this OM and its contents in the strictest confidence. Prospective Purchasers will not, directly, or indirectly, disclose or communicate or permit anyone else to disclose or communicate this OM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and Advisor. Prospective Purchasers will not use or permit this OM to be used in any manner detrimental to the interests of the Vendor or Advisor or their affiliates or for any purpose other than a proposed purchase of the Property. The recipient of this OM agrees to provide Advisor with a list of those persons to whom this OM or any information contained herein is provided. The terms and conditions in this section with respect to confidentiality and the disclaimer contained apply to all sections of the OM as if stated independently therein.

OFFERING PROCESS

Property Inspection

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the property or make any physical inspection or testing of the property without the prior written consent of the Vendor, whose consent may be withheld. In no event shall any prospective purchaser or any of its agents contact or communicate with any of the existing tenants or their employees at any time.

Indemnification

In exchange for specific good and valuable consideration, including, without limitation, the delivery of this OM, the receipt and sufficiency of which is hereby acknowledged, the prospective Purchaser hereby agrees to indemnify the Vendor, the Advisor and their respective affiliates against any compensation, liability or expense (including solicitor's and their own client costs), arising from claims by any other party with whom the prospective Purchaser has had dealings (excluding the Advisor) in connection with the offering of the Property by the Vendor, or in connection with a breach by the prospective Purchaser of its obligations as described herein.

Data Room Material

A data room has been set up for this transaction. Prospective Purchasers are strongly encouraged to access the data room to make their offers as unconditional as possible. Information contained in the data room will include items such as this OM, environmental report, planning reports, surveys, and leases. Advisor has made data room material available online; access is restricted to those who have executed a Confidentiality Agreement (CA) and have been issued a user login and password.

Offering Guidelines

An offer should outline the terms for the purchase of the Property and should include, at a minimum, the following information, and items:

1. Purchase price with deposits;
2. Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
3. Evidence of the Purchaser's financial ability to complete the transaction;
4. Terms and conditions of closing, including a schedule of timing and events to complete the transaction;
5. An address and email address and fax number for the delivery of notices to the Purchaser;

The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion.

OFFERING PROCESS

Offers should be directed to:

c/o Marcus & Millichap

200 King Street West, Suite 1210, Toronto, Ontario M5H 3T4

Attention: Nick Cogan

Review of Offers

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser's ability to complete the transaction, the timelines and proposed closing conditions. The Vendor is not obliged to accept any offer and reserves the right to reject any or all offers received.

Sale Conditions

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an "as is, where is" basis. There is no warranty, expressed or implied, as to title, description, condition, cost, size, quantity, or quality thereof.

Exclusive Agents Acting for Vendor

All inquiries regarding the Property or any information contained in this OM should be directed to Marcus & Millichap as the Exclusive Agent for the Vendors.



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