

KSQUARE CONDOS - COMMERCIAL COMPONENT

3-9 Village Green Square

TORONTO, ON

Multiple Commercial Units

FOR SALE / LEASE



Concept Rendering Only



CLICK HERE TO VIEW
PROPERTY VIDEO

EXCLUSIVE ADVISORS:

Brock Meddick*

Partner

+1 647 382 3305

brock@horizonbrokerscre.com

Ryan Bobyk**

Founder & President

+1 416 557 4450

ryan@horizonbrokerscre.com

Horizon Brokers Real Estate Brokerage Inc.
Suite 100, 146 Thirtieth Street,
Etobicoke ON, M8W 3C4
www.HorizonBrokersCRE.com

*Sales Representative **Broker of Record

**SPECIALIZING IN URBAN
INVESTMENT & DEVELOPMENT**

HORIZON BROKERS

3-9 Village Green Square

TORONTO, ON

ABOUT THE OFFERING

Horizon Brokers are pleased to offer for sale/lease the commercial units at KSquare Condos by Kingdom Developments. Located just north of the Highway 401 & Kennedy Road underpass, these commercial units are positioned for an owner occupier business or a value add investor. Unit sizing and frontage has been well thought out allowing for maximum street visibility to draw an established consumer base. Units will be delivered in base building condition and have the ability to be offered in different formats/sizes to suit purchaser needs.

PROPERTY DETAILS

LOCATION:	Kennedy Rd & Village Green Sq.
ZONING:	Retail
CONDO MAINTENANCE:	\$0.27 per gross Sq. Ft.
CLEAR HEIGHT:	23 Ft.
ASKING SALES PRICE:	\$750 - \$800 per sq. ft.
ASKING LEASE PRICE:	\$45 per sq. ft. NET
TMI:	\$13.00 Per Sq. Ft.
POSSESSION:	90 Days

DEMOGRAPHIC DETAILS 2023

DISTANCE	POPULATION	AVERAGE HH INCOME	% POPULATION CHANGE (17-22)
1 KM	17,908	\$85,854	21.9%
2 KM	55,111	\$95,874	6.2%
3 KM	120,520	\$102,754	4.2%

 **1 MIN WALK**
43C TTC BUS ROUTE

 **5 MIN DRIVE**
SCARBOROUGH TOWN CENTRE

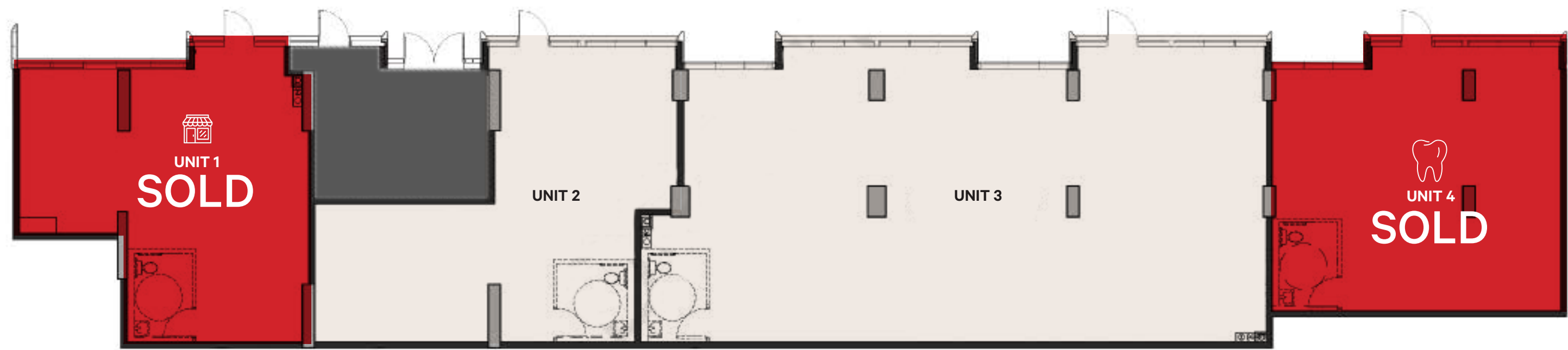
 **1 MIN DRIVE**
HIGHWAY 401



INTERIOR PHOTOS



FLOOR PLAN



DEMISING OPTIONS

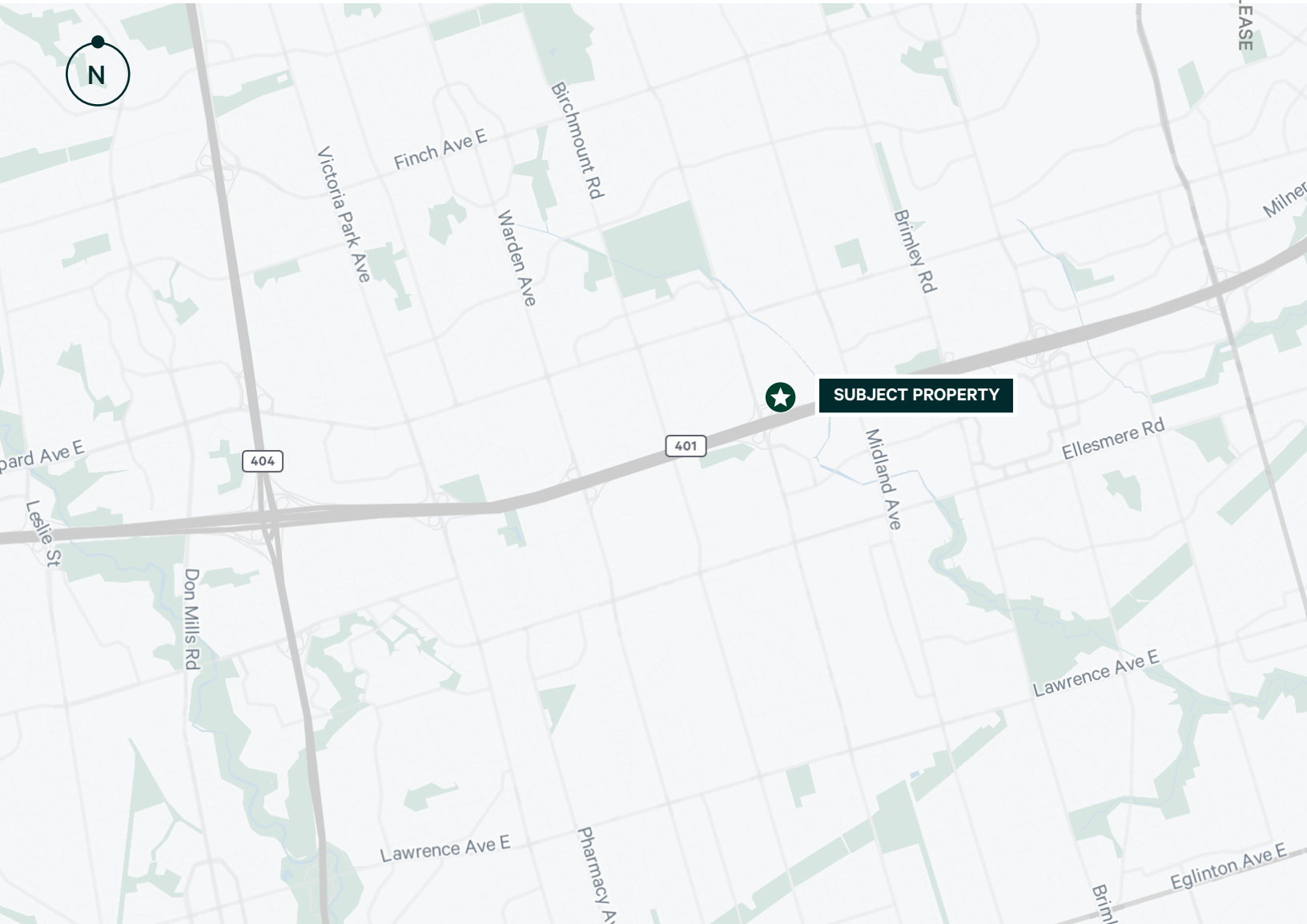
Unit Number	Total Size	Asking Sale Price	Asking Lease Price
Unit 1:	923 sq. ft.	SOLD	SOLD
Unit 2:	969 sq. ft.	\$775,200	LEASED
Unit 3:	2,216 sq. ft.	\$1,662,000	\$45 per sq. ft. net
Unit 4:	972 sq. ft.	SOLD	SOLD

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DOCUMENTS AVAILABLE:

- Disclosure Package
- Vendors form of APS
- Unit Floor Plans

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