



1048
Kingston
Road

KNICK KNACK PADDYWHACK
NATURAL FOOD CHOICES FOR HEALTHY PETS
EST. 2017





EXECUTIVE SUMMARY



01

1048 Kingston Road

Colliers International (the “Agent”) is pleased to present the opportunity to acquire 1048 Kingston Road (the “Property” or the “Building”), a newly developed 3,741 square foot, 3-storey mixed-use retail and residential building with 20 feet of street-front exposure along one of the Beaches’ most active retail nodes. The building is currently 100% leased, offering investors immediate, predictable cash flow with rental upside, as in-place rents are below market benchmarks.

The Property comprises 1,383 square feet of ground-floor retail space and two self-contained apartment units. The residential component includes an 884 square foot bachelor suite on the second floor and

a 1,474 square foot two-bedroom suite spanning the second and third floors, each with a separate entrance.

The retail unit benefits from strong visibility and exposure along Kingston Road, one of the Beaches’ primary commercial corridors, while the residential suites offer above-average unit sizes compared to most residential units located above street-level retail, supporting strong tenant appeal and retention. The Property’s tenancy profile supports strong, reliable income today, with embedded growth potential tied to Kingston Road’s ongoing reinvestment and transformation into a major mixed-use corridor.

Investment Highlights

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Fully Stabilized Asset

The Property is 100% leased to a stable, covenant-backed tenant base, with remaining term on both the retail and residential leases, delivering durable income immediately upon acquisition. The tenancy profile delivers a diversified revenue stream across retail and residential uses, enhancing income resilience while

offering clear visibility into forward cash flow through contractual rent escalations and defined lease terms. With all the space income-producing at closing, the Property offers a low-risk entry point with embedded rental growth in a corridor benefiting from ongoing revitalization and strengthening tenant demand.



Newly Developed Asset

With elevated construction costs, newly developed infill assets are increasingly difficult to replicate, positioning the Property at a compelling basis below replacement cost. The Building has been recently and comprehensively renovated, effectively delivering new construction quality while avoiding the cost, timing, and execution risk associated with ground-up development on constrained urban sites.



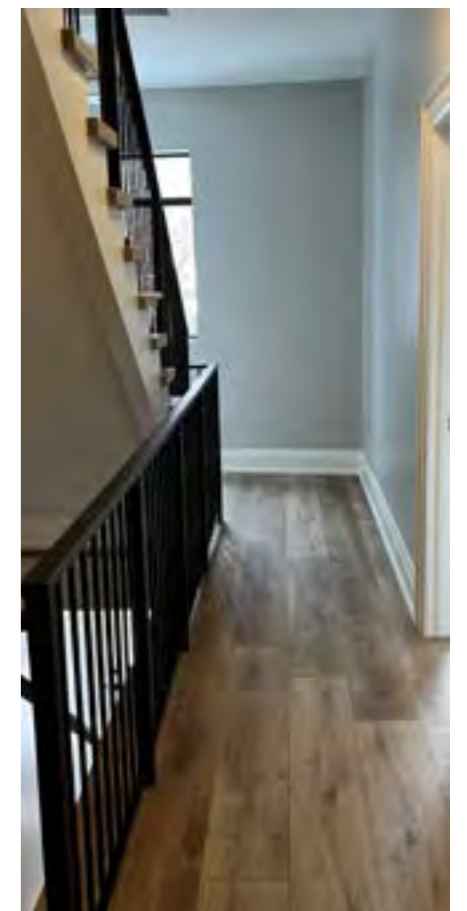
Growth-Oriented Corridor

The Kingston Road corridor is characterized by stable residential demand and resilient retail performance, supported by ongoing reinvestment and its evolution as a desirable live-work-play urban destination within Toronto's east end. This momentum is being reinforced by continued streetscape improvements, new residential infill, and the upgrading of retail and mixed-use buildings along the corridor. Located just 10-minutes from Woodbine Beach and the Beaches boardwalk, the area benefits from a rare combination of urban convenience and waterfront lifestyle appeal, underpinning long-term tenant demand and rental growth.



Rapid Transit Access

Approximately 50 metres from the Property, the Kingston Road bus stop provides an 8-minute one-seat ride to Victoria Park Station, offering east-west mobility across Toronto on Line 2 (the Bloor-Danforth subway line). For fast regional and downtown access, Danforth GO Station is a 7-minute drive from the Property, providing a 14-minute direct train ride to Union Station - allowing commuters to reach Toronto's Financial District in under 30 minutes. The Property benefits from convenient access to the Don Valley Parkway, located a 16-minute drive away, enabling efficient connectivity to Highway 401 and the broader highway network.



Property Overview

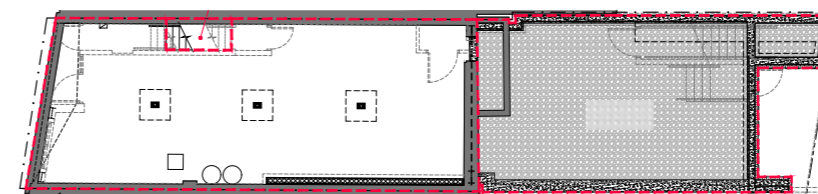
03



Address	1048 Kingston Road
Municipality	Toronto
Official Plan	Mixed Use Areas
Zoning	CR2(c1;r1.5*1988)
Site Area	1,970 SF (0.045 ac)
Built	
Asset Type	Retail / Residential
Storeys	3
Above Grade Building Area	3,741 SF
Below Grade Building Area	754 SF
Frontage	20 ft
Depth	100 ft
Property Taxes (2025)	\$15,215.92
Offer Price	\$2,700,000



FLOOR BREAKDOWN



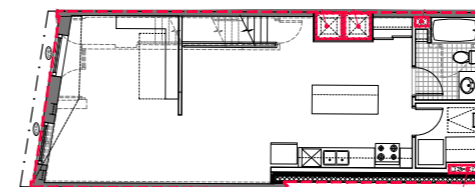
LOWER LEVEL
754 SF



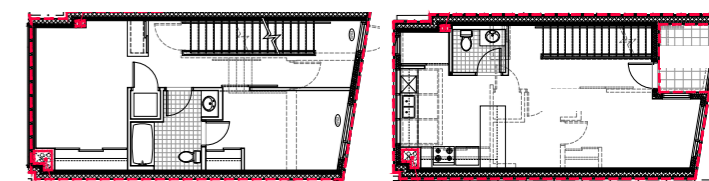
GROUND LEVEL
1,383 SF

RESIDENTIAL UNITS

Second & Third Levels



BACHELOR SUITE
884 SF



TWO-BEDROOM SUITE
1,474 SF

AREA OVERVIEW

04

Located in the heart of Toronto's Beaches neighbourhood, 1048 Kingston Road is positioned within one of the city's most desirable and lifestyle-oriented east-end communities. The Beaches is widely recognized for its strong residential demand, vibrant main-street retail, and unmatched access to waterfront recreation—creating a highly attractive environment for both residential tenants and street-front retail.

Kingston Road serves as the neighbourhood's primary commercial spine, connecting the Beaches to the broader east-end and downtown Toronto while supporting a dense concentration of cafés, restaurants, financial institutions, and service-oriented retail. The corridor has benefited from sustained reinvestment in recent years, including façade improvements, new mixed-use infill, and the upgrading of legacy retail buildings, reinforcing its evolution into a highly desirable live-work-play urban node.

The Property is located just minutes from Woodbine Beach Park, Kew Gardens, Balmy Beach Park, and Kew-Balmy Beach, providing residents with direct access to Toronto's iconic waterfront, beaches, boardwalks, and extensive cycling and running trails along Lake Ontario. The area is further anchored by the Toronto Hunt Club, one of the city's most prestigious private golf and tennis clubs, as well as expansive green space at Glen Stewart Ravine and Blantyre Park, offering a rare blend of urban convenience and natural amenity.

Together, these elements create a highly compelling residential and retail environment defined by strong lifestyle appeal, limited new supply, and consistent tenant demand. As one of Toronto's most established and sought-after east-end neighbourhoods, the Beaches continues to support long-term rental stability, premium retail performance, and sustained capital appreciation for well-located mixed-use assets.



91

Walker's Paradise

Daily errands do not require a car, and most necessities are within easy walking distance.



76

Excellent Transit

Transit is convenient for most trips and provides reliable access to key destinations.



65

Bikeable

Some basic bike infrastructure to support safe and accessible cycling.





PCIG



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Complete the Confidentiality Agreement for Full Access:

[Click Here](#)

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