

FOR SALE



Highway #401

Kingston Road

Google Streetview



CREILAND
CONSULTANTS

POTENTIAL FOR A MIXED-USE DEVELOPMENT OPPORTUNITY

6745 KINGSTON ROAD, TORONTO, ON

Mir Ali Asgary, CCIM**

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CREILAND CONSULTANTS REALTY INC., BROKERAGE

250 CONSUMERS ROAD, SUITE #1007

TORONTO, ONTARIO, M2J 4V6

www.creiland.com

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*Sales Representative **Broker



PROPERTY OVERVIEW

This commercial property offers approximately 164 feet of prime frontage on Kingston Road, spanning over 0.6 acres. With dual access entrances, it provides both convenience and exceptional visibility in a thriving area. Located close to major retail shopping centres consisting of nearby Tenants such as No Frills, Shoppers Drug Mart, Canadian Tire and more. Offering easy access to transit and Highway #401. Currently operating as a successful retail garden center for the past 41 years, this site is zoned Utility and Transportation Zone (UT). However, the official plan supports Mixed Use Areas.

PRICE	\$3,500,000
TAXES (2023)	\$28,185.92
LOT SIZE	0.61 AC
PIN#	062060652 062061134
FINANCING	TREAT AS CLEAR
GARAGE TYPE	SURFACE

LOT FRONTAGE



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PROPERTY TYPE

Commercial/
Garden Centre



PROPERTY INTERSECTION

Kingston Road &
Port Union Road



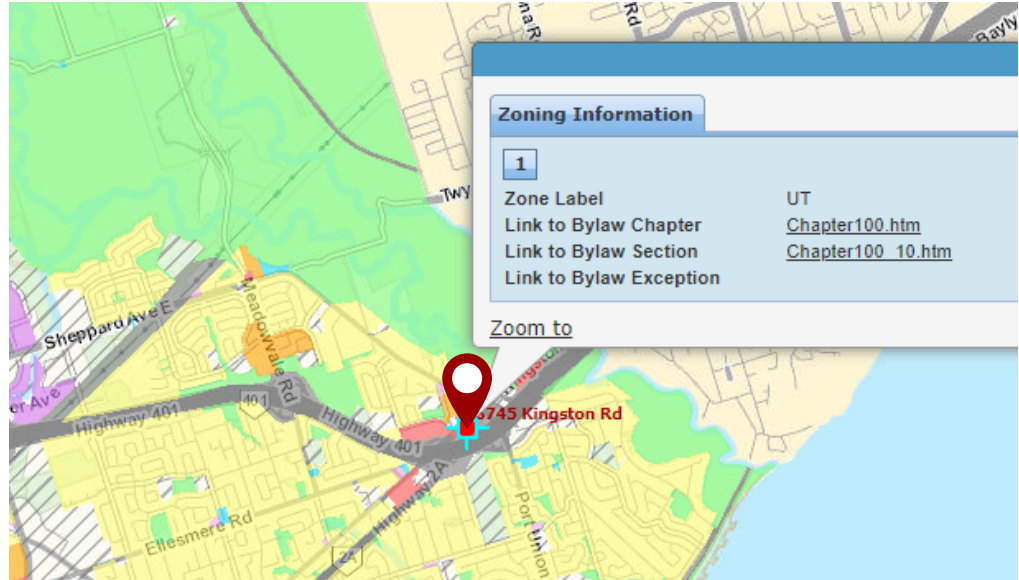
ZONING

Utility and
Transportation
Zone (UT)

ZONING

Utility and Transportation Zone (UT)

[Click here to review the city of Toronto's zoning bylaw.](#)



Permitted Uses:

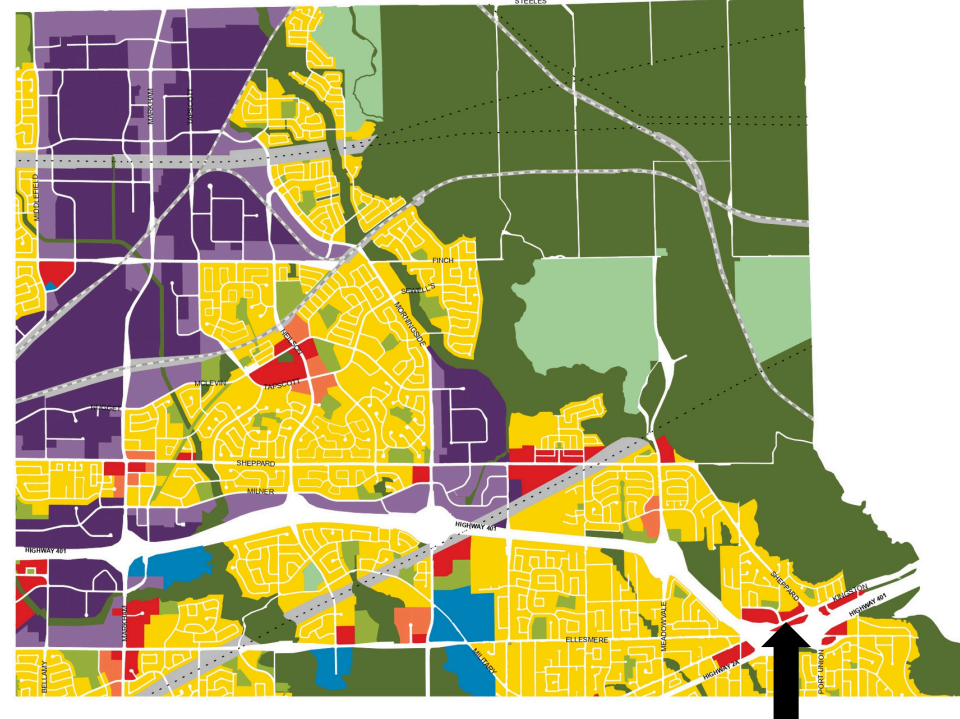
The following uses are permitted in the UT zone:

- Ambulance Depot
- Market Garden
- Fire Hall
- Park
- Police Station
- Public Utility
- Transportation Use

The following uses are permitted in the UT zone but with specific conditions:

- Cogeneration Energy
- Open Storage
- Public Parking
- Public Works Yard
- Recreation Use
- Renewable Energy
- Vehicle Depot

OFFICIAL PLAN



Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas**
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

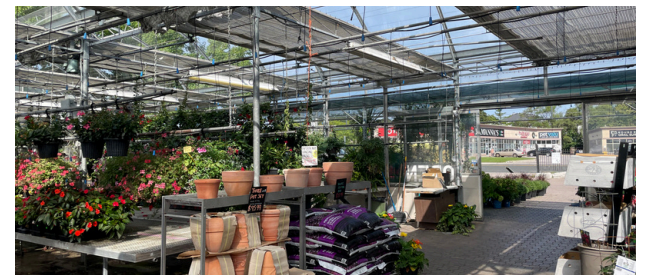
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PROPERTY PHOTOS



PROPERTY PHOTOS





AMENITIES MAP



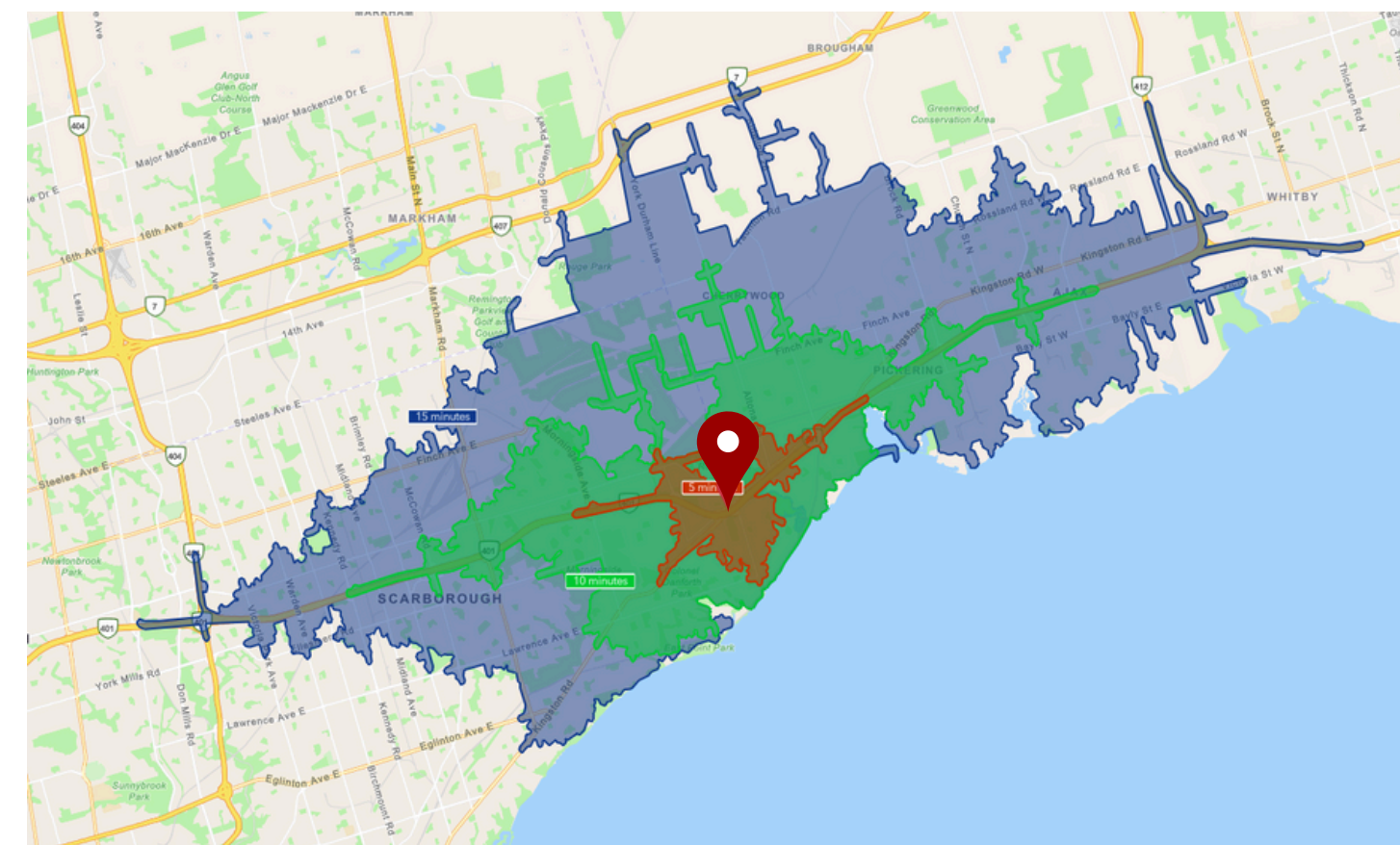
Location	Distance	Drive Time
University of Toronto Scarborough	4 km	8 mins
Toronto Zoo	4.1 km	6 mins
Pickering City Centre	6.7 km	8 mins
Pickering Go Station	7.2 km	8 mins
Centennial College	9.1 km	13 mins

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DRIVE TIME MAP

LEGEND:

- 5 minute drive
- 10 minute drive
- 15 minute drive



[CLICK HERE TO REVIEW DETAILED DRIVE TIME STATS](#)

Summary	5 MINUTE	10 MINUTE	15 MINUTE
2023 Total Population	28,883	208,877	562,037
2023 Median Age	43.1	40.5	39.9
2023 Households	9,675	69,793	189,038
2023 Average Household Income	CA\$ 148,593	CA\$ 133,429	CA\$ 123,759

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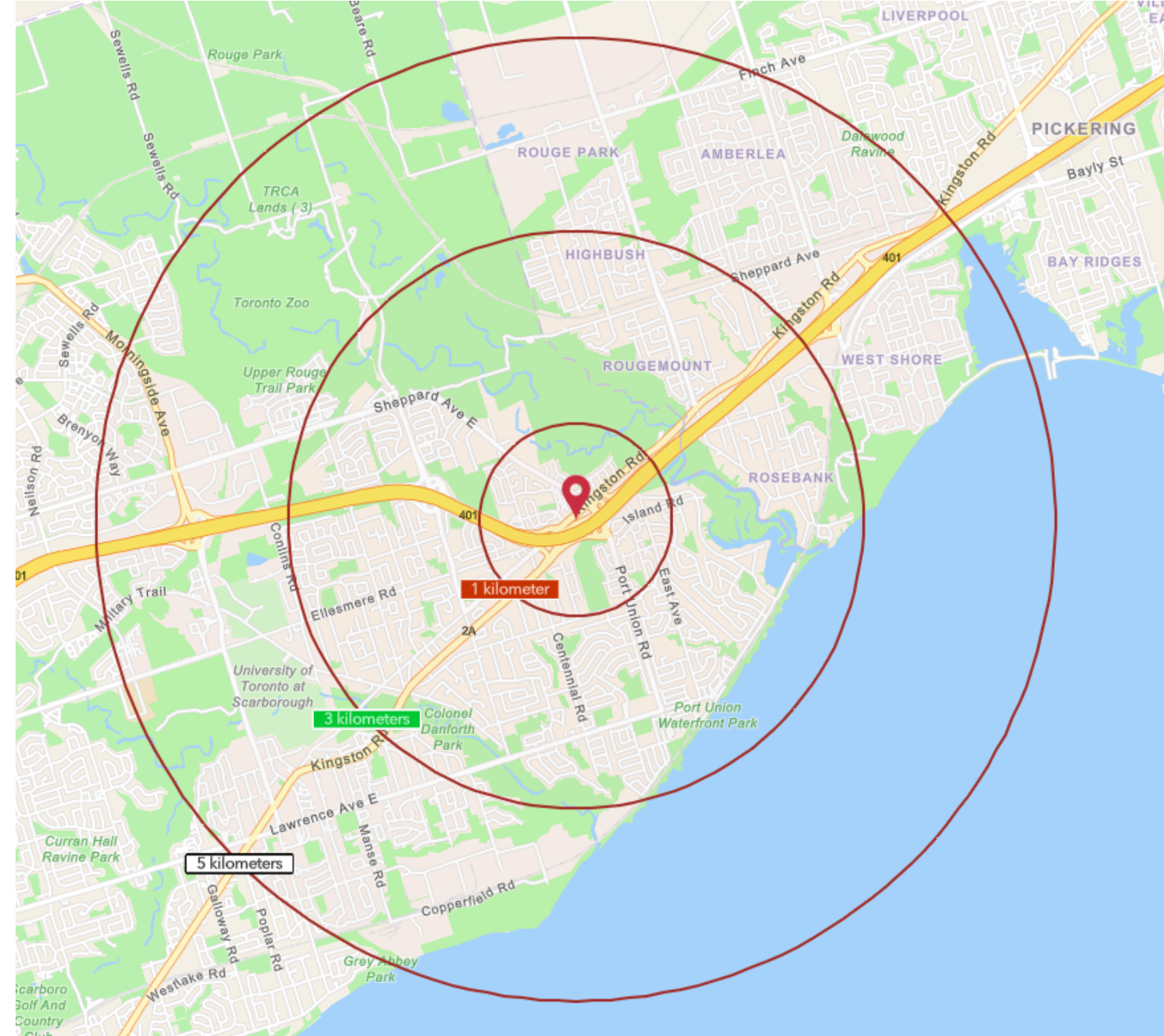


DEMOGRAPHICS

DISTANCE MAP

The population at 6745 Kingston Road, Toronto, ON within a 5 km radius is 562,037. The median age for this population is 39.9. The number of households in this area is estimated at 189,038 within a 5 km area. The average household income is estimated to be CA\$ 123,759 within a 5 km radius.

Summary	1 Kilometer	2 Kilometers	5 Kilometers
2018 Total Population	28,473	201,053	536,070
2023 Total Population	28,883	208,877	562,037
2028 Total Population	30,406	227,742	609,654
2018-2028 Annual Rate	1.03%	1.74%	1.64%
2018 Households	9,467	66,937	180,963
2018 Average Household Size	3.0	3.0	2.9
2023 Households	9,675	69,793	189,038
2023 Average Household Size	3.0	3.0	3.0
2028 Households	10,154	75,687	204,533
2028 Average Household Size	3.0	3.0	3.0
2023-2028 Annual Rate	0.97%	1.63%	1.59%
2018 Families	8,193	56,765	149,294
2018 Average Family Size	3.1	3.1	3.1
2023 Families	8,346	58,897	155,231
2023 Average Family Size	3.1	3.1	3.1
2028 Families	8,812	63,923	167,493
2028 Average Family Size	3.0	3.1	3.1
2023-2028 Annual Rate	1.09%	1.65%	1.53%
2018 Dwellings	9,467	66,937	180,963
Owned Dwellings	7,712	50,992	129,694
Rented Dwellings	1,755	15,944	51,269
Band Housing	0	0	0
2023 Dwellings	9,675	69,793	189,038
Owned Dwellings	7,771	52,141	132,921
Rented Dwellings	1,904	17,652	56,117
Band Housing	0	0	0
2028 Dwellings	10,154	75,687	204,533
Owned Dwellings	8,042	56,002	141,451
Rented Dwellings	2,112	19,686	63,082
Band Housing	0	0	0
Average Household Income			
2018	CA\$ 124,675	CA\$ 109,416	CA\$ 101,367
2023	CA\$ 148,593	CA\$ 133,429	CA\$ 123,759
2028	CA\$ 173,389	CA\$ 155,629	CA\$ 144,106
Per Capita Income			
2018	CA\$ 41,453	CA\$ 36,428	CA\$ 34,219
2023	CA\$ 49,775	CA\$ 44,583	CA\$ 41,626
2028	CA\$ 57,903	CA\$ 51,721	CA\$ 48,346
Median Age			
2018	42.1	39.6	39.4
2023	43.1	40.5	39.9
2028	43.9	41.3	40.6

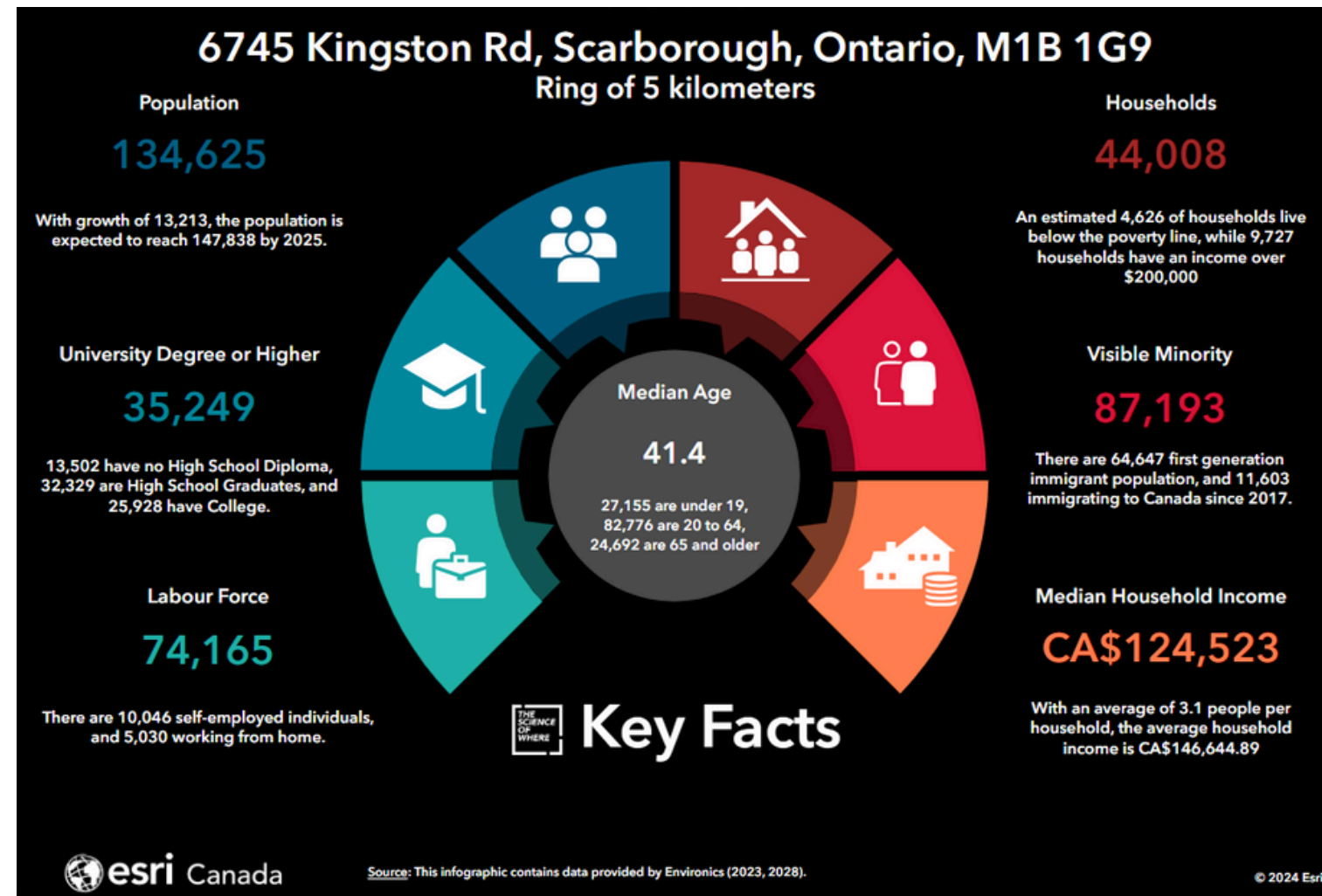


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KEY FACTS



OFFERING GUIDELINES

The Advisors has been retained by the Vendor, Mr. James Trendors & George Trendors to seek proposals to acquire the property at 6745 Kingston Road, Toronto, Ontario. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor. Offers will be presented for consideration upon receipt and will be reviewed for acceptance at the Vendor's discretion.

MULTIPLE LISTING
SERVICE NUMBER
E9304189
E9303953

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SCARBOROUGH COMMUNITY PROFILE



Scarborough's multi-cultural community is unique and vibrant. Its residents are well-educated and the schools, college and university have great reputations. Many residents are both locally and globally connected entrepreneurs who are innovative and economically strong. However, Scarborough emerged as a suburban area, and as a result lacks centralized economic and employment hubs, social services, effective urban planning, large-scale arts and culture activities, state of the art health care infrastructure and higher order transit services that meet the needs of its more than 600,000 residents.



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For more Information
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