



For Sale: Mixed-Use

# 338 Kingston Road

Great Owner/User Investment Opportunity

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Here is where your business will *grow*.

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# 338 Kingston Road

1,200 SF Great Owner/User Investment available for sale located at Kingston Road and Woodbine Avenue



Total Area

**1,200 SF + Basement**

Office/Residential Area

**600 SF**

Retail Area

**600 SF**



Sale Price

**Price Reduction**

~~\$999,000~~ **\$850,000**

Taxes (2025)

**\$12,000**



Availability

**Immediate**



Parking Spaces

**2**



Listing Agent

**Peter DeGuerre\***

Senior Vice President

416 649 5903

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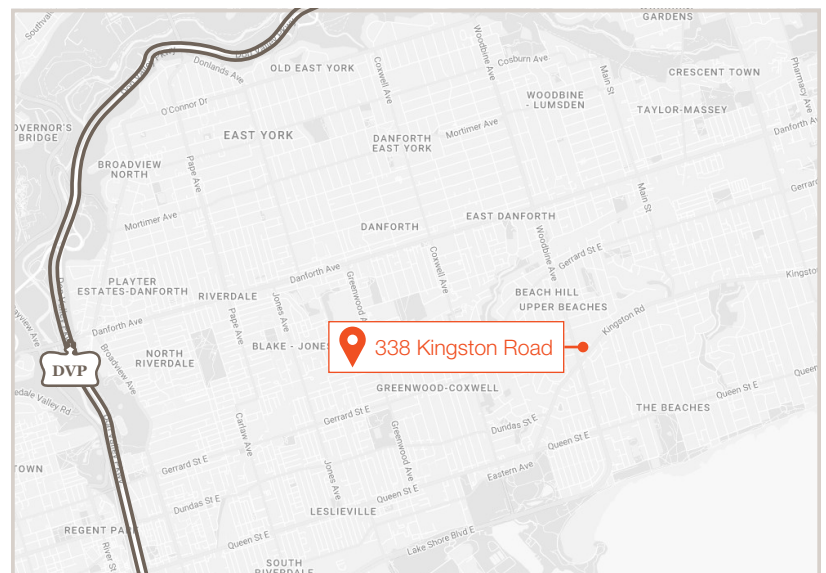
\*Sales Representative

## Property Highlights

- Property being sold vacant
- Two year old air conditioner and furnace installed
- Well-located in the Beaches and close to highways and schools
- Vendor will consider VTB financing
- Vendor is prepared to re-paint all internal walls if required by the buyer

## Potential Rental Income

- **Leased:** \$1,800 per month, plus hydro & no hst - 2nd floor Residential Apartment
- **Conditionally Leased:** \$2,400 per month, plus hydro & hst - Ground floor plus basement commercial premises



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## Transit & Amenities





Woodbine Beach  
🚗 4 mins

Downtown Toronto  
🚗 15 mins

Woodbine Avenue

338 Kingston Road

Kingston Road





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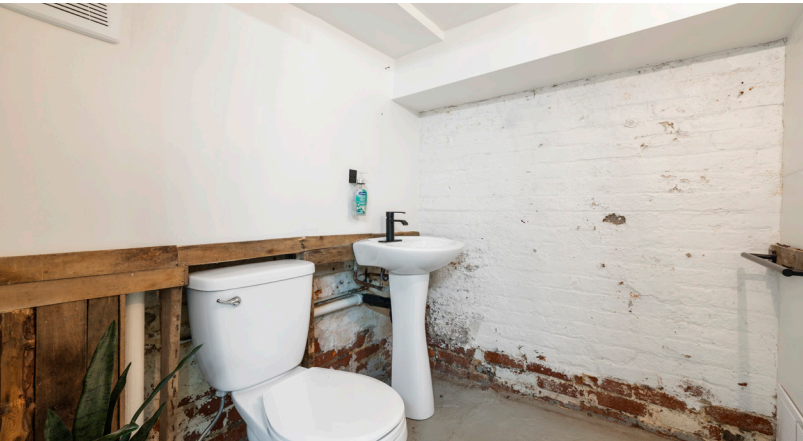
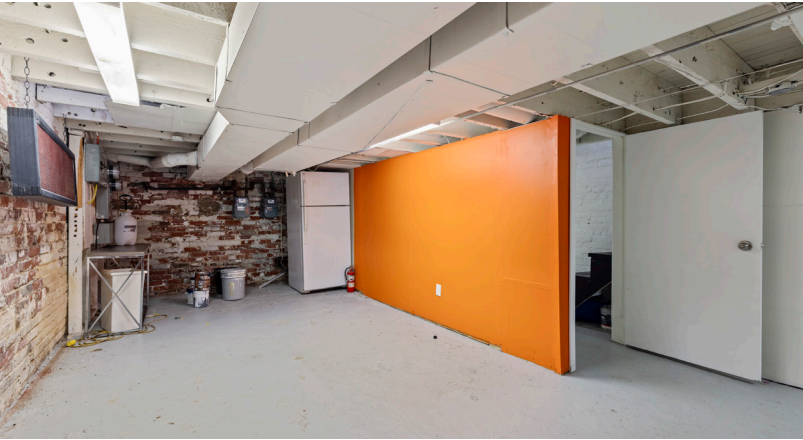
## Photo Gallery





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## Photo Gallery



*A bright future for your  
business is right here.*

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