

Price  
Reduction



For Sale: Mixed-Use

# 338 Kingston Road

Great Owner/User Investment Opportunity

**Lennard:**

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

[pdeguerre@lennard.com](mailto:pdeguerre@lennard.com)

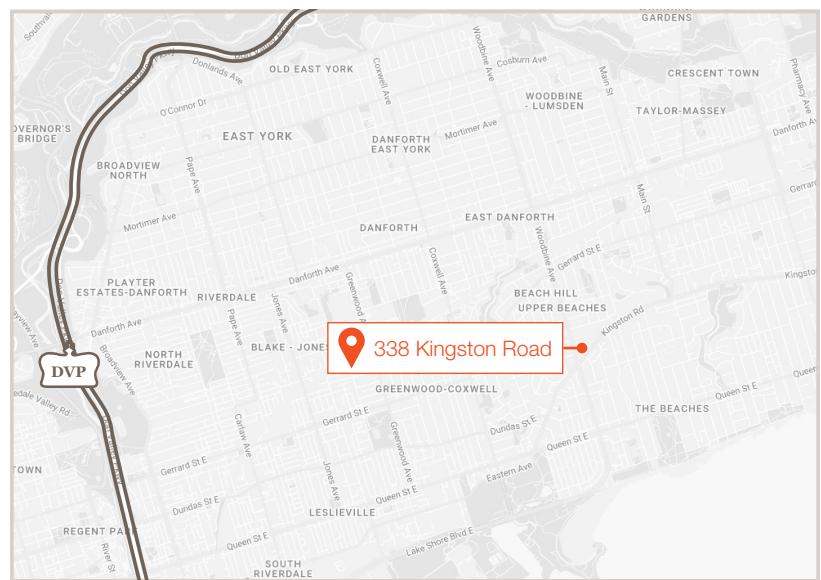
\*Sales Representative

## 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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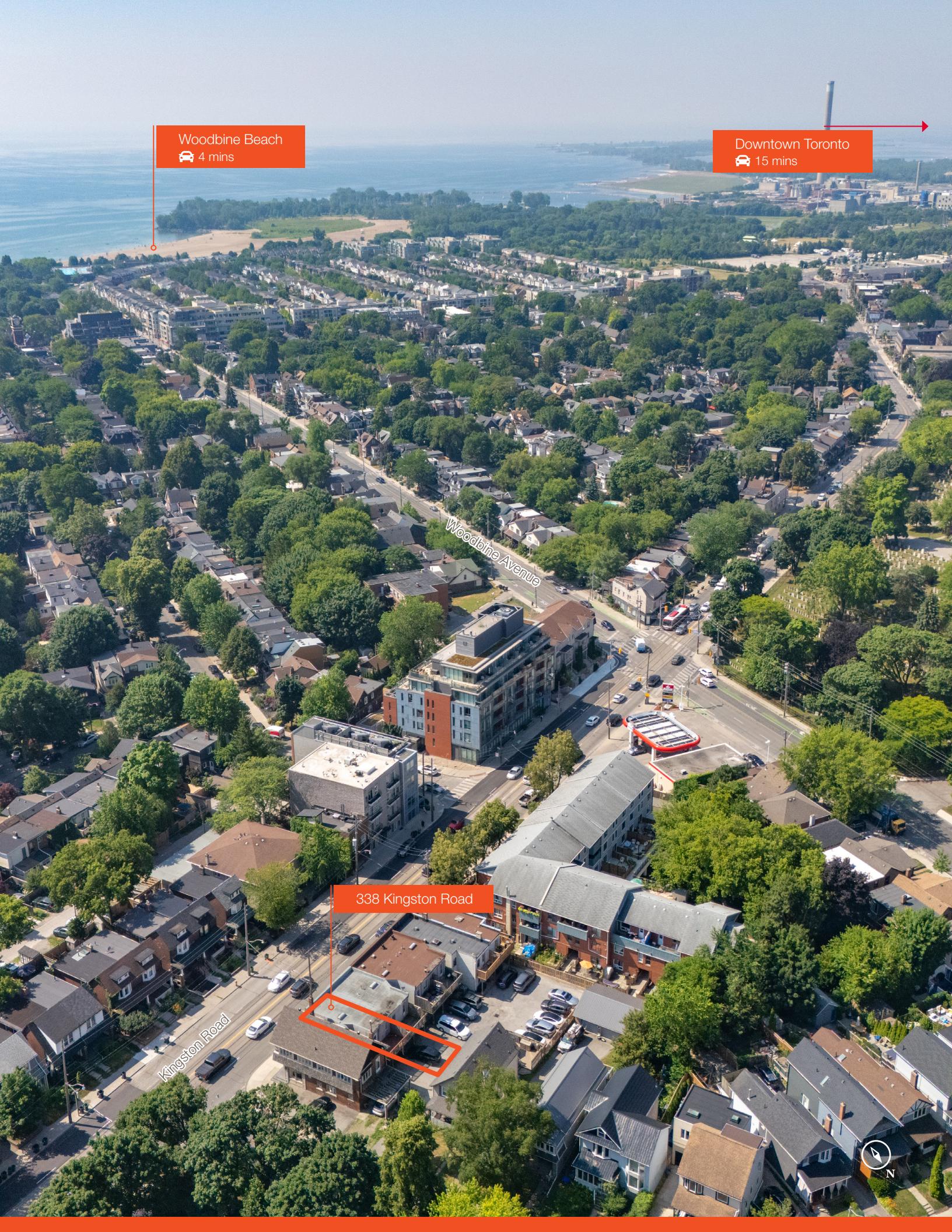
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## Transit & Amenities





Woodbine Beach  
🚗 4 mins

Downtown Toronto  
🚗 15 mins

338 Kingston Road

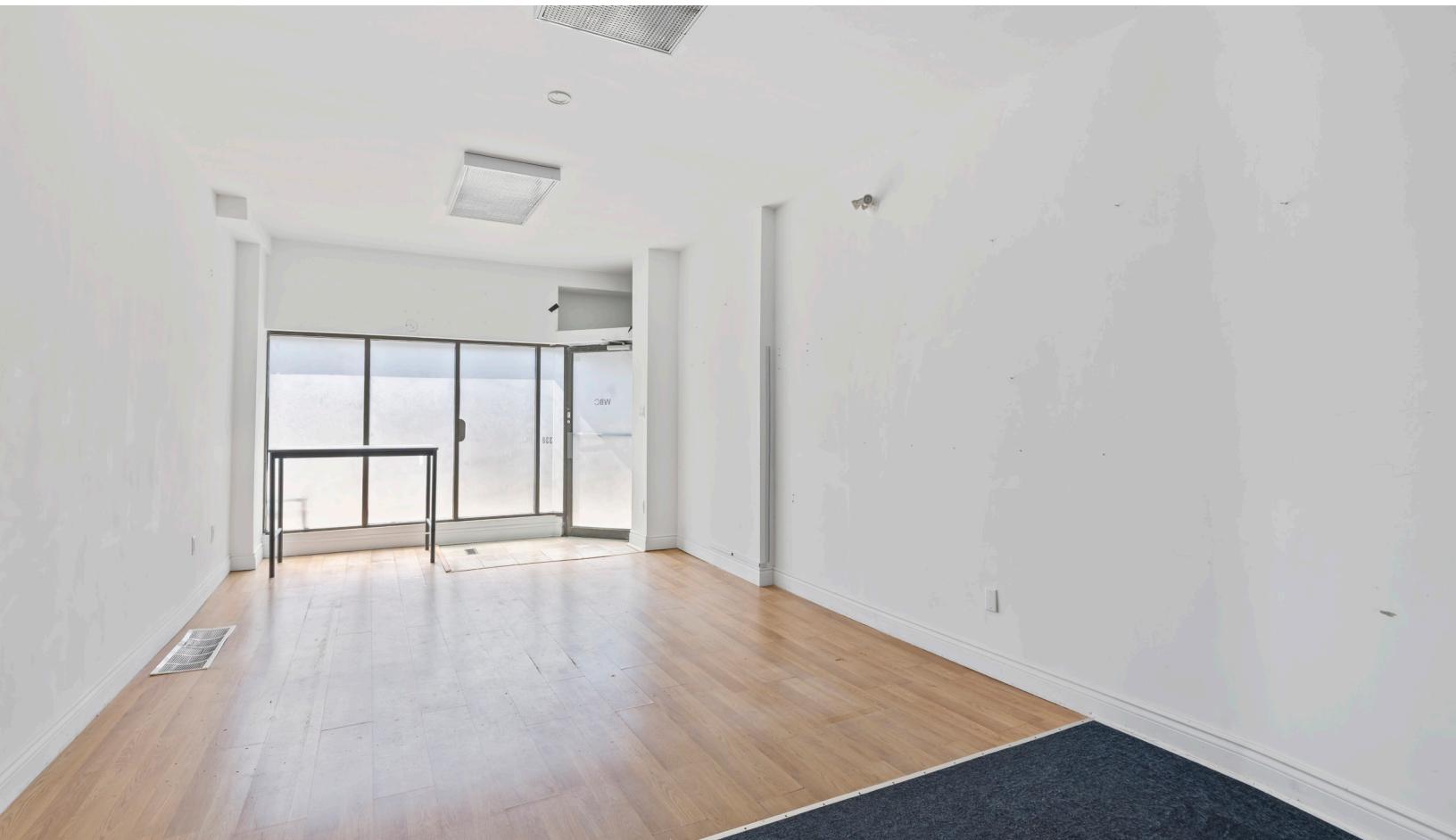
Kingston Road



# 338 Kingston Road

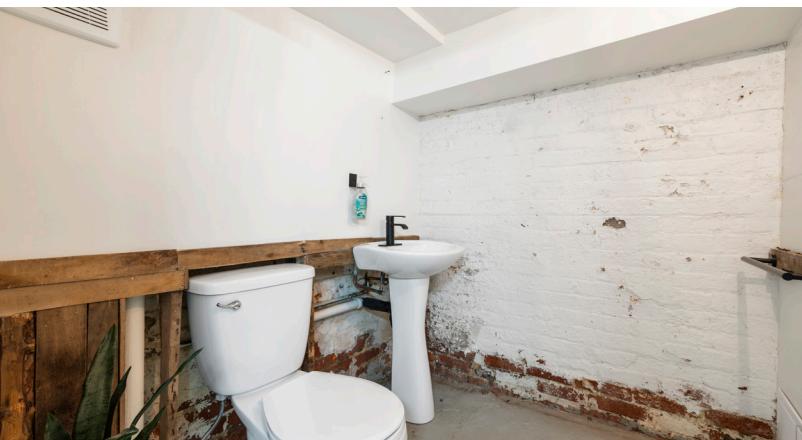


## Photo Gallery



# 338 Kingston Road

## Photo Gallery



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

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