

# 3718

KINGSTON ROAD  
SCARBOROUGH  
ONTARIO

NW CORNER  
KINGSTON RD &  
SCARBOROUGH  
GOLF CLUB RD

FOR SALE

User Opportunity or  
Residential Infill  
Redevelopment



Colliers  
INTERNATIONAL



## PROPERTY & BUILDING DETAILS

Colliers International ("Colliers" or "Advisor") on behalf of 1670837 Ontario Inc. (the "Vendor") is pleased to offer for sale **3718 Kingston Road, Scarborough** (the "Site"). The Site is located on the northwest corner of Kingston Road and Scarborough Golf Club Road in Scarborough, Ontario. The Site is irregular in shape and covers an area of about 41,000 square feet. It is currently developed with an existing building of approximately 6,000 square feet with associated surface paved parking area and greenspace.

## PROPERTY INFORMATION

**List Price:** \$3,995,000

**Address** 3718 Kingston Road  
Scarborough, ON

**Legal Description** PT LT 17 CON D  
(SCARBOROUGH) PT 2  
PL 66R-20508; CITY OF  
TORONTO, T/W ROW OVER  
PT 3 PL 66R-20508 (UNTIL  
DEDICATED FOR PUBLIC  
HIGHWAY PURPOSES) AS IN  
AT279914

**Site Area** 41,000 SF | 0.94 Acres

**Building Area** 6,022 SF

**Parking** 50 spaces

**Frontage** 117 FT

**Zoning** "CR"  
Commercial Residential  
(CR 0.4 (c0.4; r0.0) SS3  
(x661)

**Official Plan Considerations** Mixed-Use

**Realty Taxes** As a Place of Worship,  
the Property is exempt  
from realty taxes

**NW CORNER  
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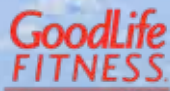
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SCARBOROUGH VILLAGE  
RECREATION CENTRE

BLUFFERS  
PARK BEACH



CEDAR DRIVE JR  
PUBLIC SCHOOL



SUBJECT PROPERTY



DAISY MART



Drive Times	
3 minutes (1.7 km)	Guildwood Go Station
4 minutes (2.0 km)	Eglinton Go Station
9 minutes (5.2 km)	Kennedy Subway Line
13 min (7.4 km)	Hwy 401 via Markham Road
11 minutes (6.3 km)	Bluffer's Beach Park



**PERMITTED RESIDENTIAL BUILDING TYPES**

In the CR Zone the following residential building types are permitted:

- Dwelling Unit in a permitted building
- Hospice Care Home
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence

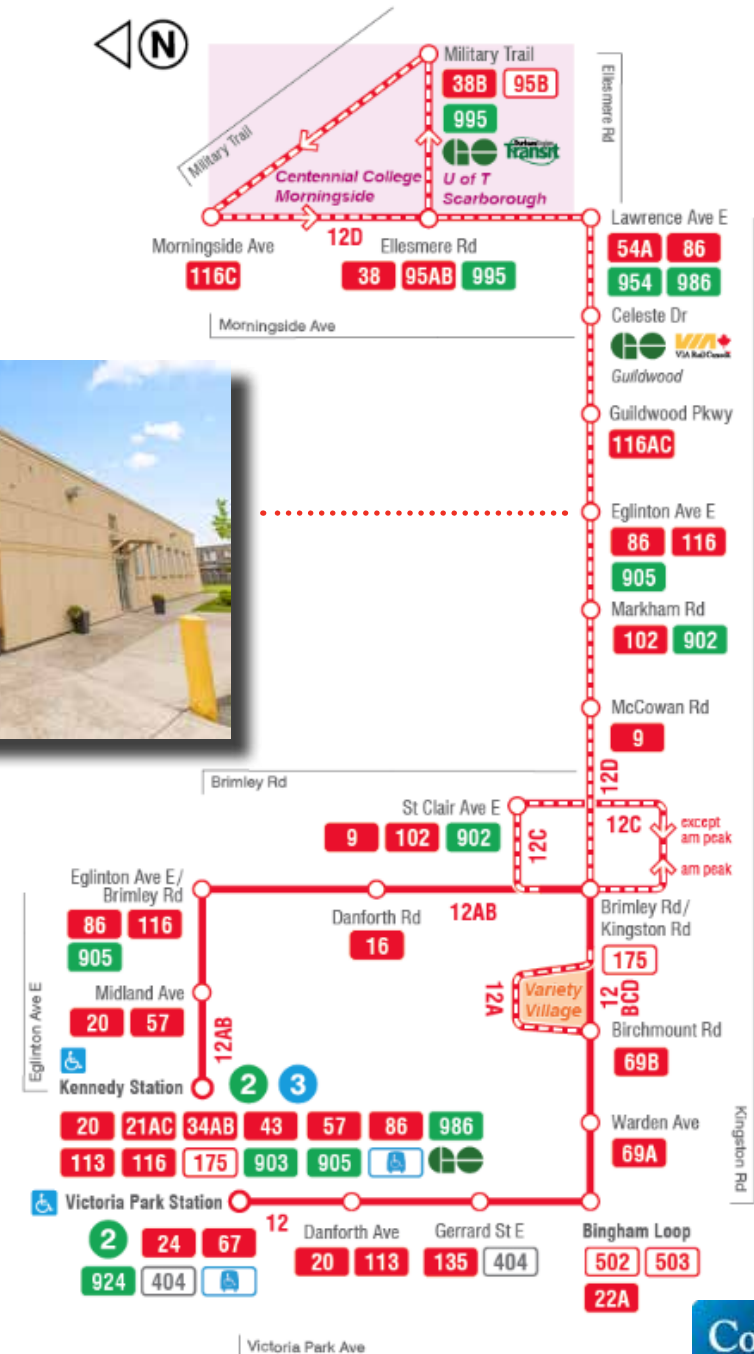
**PERMITTED COMMERCIAL TYPES**

- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Medical Office
- Office
- Performing Arts Studio
- Pet Services
- Post-Secondary School
- Production Studio
- Religious Education Use
- Retail Store
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre

**PERMITTED USES WITH CONDITIONS**

- Day Nursery
- Drive Through Facility
- Eating Establishment
- Entertainment Place of Assembly
- Funeral Home
- Hotel
- Laboratory
- Nightclub
- Place of Assembly
- Place of Worship
- Private School
- Public School
- Recreation Use
- Retail Service
- Sports Place of Assembly
- Take-out Eating Establishment
- Vehicle Dealership (26)

**NW CORNER  
KINGSTON RD &  
SCARBOROUGH  
GOLF CLUB RD**

**12 Kingston Rd**

3718 KINGSTON RD, SCARBOROUGH, ON

## PHOTO GALLERY



NW CORNER  
KINGSTON RD &  
SCARBOROUGH  
GOLF CLUB RD





## NW CORNER KINGSTON RD & SCARBOROUGH GOLF CLUB RD

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