

CHOICE COMMERCIAL RESIDENTIAL PROPERTY

OWNER/USER OPPORTUNITY

998 Kingston Rd, Toronto, ON



ORI GRAD

MANAGING DIRECTOR & BROKER

C. 416.953.3052

OriGrad@chirealestate.ca

DEEPAK CHADHA

BROKER

T. 905.409.2190

Deepak@chirealestate.ca

ASKING \$1,625,000



CHirealestate.ca

A Commercial Division of RE/MAX Ultimate Realty Inc. Independently Owned and Operated
This document is not meant to solicit existing listings. (12.2002).

Although the information has been obtained from sources deemed reliable, members of CHI Real Estate Group make no guarantees as to the accuracy of the information contained herein and offer the Property without express or implied warranties of any kind.

Property Information

Here's a golden opportunity to own a truly remarkable property that has undergone a top-to-bottom renovation, situated in a lively urban neighborhood. You'll be captivated by the contemporary 3-bedroom residence on the second floor, which boasts a spacious eatin kitchen, a beautifully updated bathroom, generous living and dining spaces, and not one but two separate walk-up entrances. On the ground level, a busy quick service restaurant is already set up and successfully running business, ready for your concept with a wood-fired pizza oven, restaurant kitchen exhaust, spacious kitchen and dining area, a convenient restroom, and ample storage, making it perfect for a range of business endeavors.

The entire space has been thoughtfully revitalized with brand-new windows, stylish flooring, pristine walls, an upgraded 200-amp electrical system with dual meters, efficient radiant heating, top-notch plumbing, and a cutting-edge AC unit. Don't miss out on this unique fusion of modern sophistication, a prime urban location. The 998 Kingston Road, Toronto.



EXPENSES FOR THE PROPERTY

	ANNUAL	MONTHLY
ENBRIDGE 998	\$3,457	\$288
HYDRO 998-1	\$2,847	\$237
HYDRO 998-2	\$1,503	\$125
WATER 998	\$1,666	\$138
WASTE 998	\$1,020	\$85
PROPERTY TAX	\$13,308	\$1,109
TOTAL:	\$23,801	\$1,982

All expenses provided by Seller and includes both commercial and residential expenses as they are both owner operated.



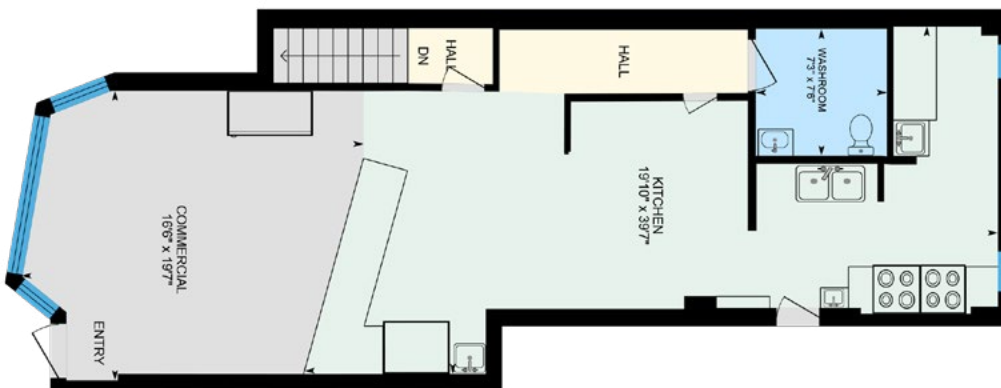
*Your Trusted Source For Commercial,
Hospitality & Investment Real Estate*

Floor Plans



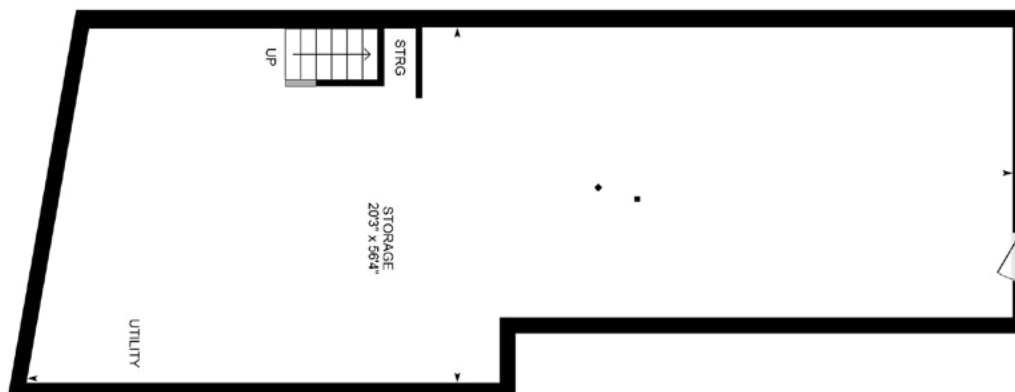
2ND FLOOR

Exterior Area 1190.21 sq ft
Interior Area 1046.04 sq ft



1ST FLOOR

Exterior Area 1054.75 sq ft
Interior Area 916.66 sq ft



BASEMENT

Exterior Area 140.27 sq ft
Excluded Area 994.93 sq ft



*Your Trusted Source For Commercial,
Hospitality & Investment Real Estate*

Photos



*Your Trusted Source For Commercial,
Hospitality & Investment Real Estate*

Photos



*Your Trusted Source For Commercial,
Hospitality & Investment Real Estate*

Property Details

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

MAIN BUILDING

2ND FLOOR

5pc Bath: 8'3" x 7'11"
Bedroom: 8'3" x 8'
Bedroom: 12'6" x 7'2"
Kitchen: 12'7" x 8'8"
Living: 21' x 18'9"
Office: 8'2" x 20'
Primary: 16'9" x 12'

1ST FLOOR

Commercial: 16'6" x 19'7"
Kitchen: 19'10" x 39'7"
Washroom: 7'3" x 7'6"

BASEMENT

Storage: 20'3" x 56'4"

MAIN BUILDING

2ND FLOOR

Interior Area: 1046.04 sq ft
Perimeter Wall Thickness: 11.0 in
Exterior Area: 1190.21 sq ft

1ST FLOOR

Interior Area: 916.66 sq ft
Perimeter Wall Thickness: 11.0 in
Exterior Area: 1054.75 sq ft

BASEMENT

Excluded Area: 994.93 sq ft
Perimeter Wall Thickness: 11.0 in
Exterior Area: 140.27 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1962.69 sq ft
Exterior Area: 2244.96 sq ft



*Your Trusted Source For Commercial,
Hospitality & Investment Real Estate*