

\$14,999,000 - 1309 Kennedy Road, Toronto (Dorset Park)

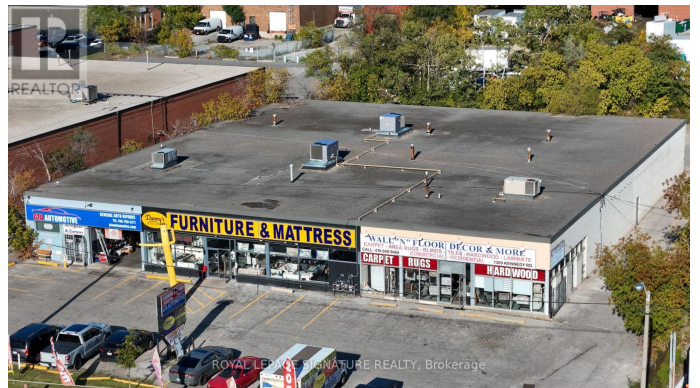
MLS® #E12185866

\$14,999,000

0 Bedroom, 0.00 Bathroom, 3 sqft
Industrial on 2.60 Acres

Dorset Park, Toronto (Dorset Park), Ontario

Incredible opportunity to acquire a fully leased (except one month-to-month unit) small-bay industrial asset with strong in-place cash flow and significant upside potential. This listing includes both 260 Nantucket Blvd (22,136 SF) and 1309 Kennedy Rd (18,625 SF), situated on a combined 2.598 acres of land in the heart of Scarborough. Strategically located with frontage on Kennedy Road and direct access to TTC transit, both properties are tenanted under a mix of gross and net leases with staggered expiries between 2026 and 2029, offering a balance of income stability and future leasing flexibility. Together, the properties generate an annual gross rent of approximately \$811,745, with an estimated net operating income (NOI) of over \$660,000. Additional land situated between the buildings offers potential for future value creation through development or reconfiguration. Zoned ME & MC (1309 Kennedy) and M & VS (260 Nantucket), the properties allow for a broad range of industrial, commercial, automotive, office, and institutional uses. Buyers are advised to conduct their own due diligence on zoning and permitted uses. This is a rare chance to secure a high-performing industrial/commercial asset in one of Toronto's most active and well-connected employment nodes. (id:6289)



Essential Information

Listing #	E12185866
Price	\$14,999,000
Bathrooms	0.00
Square Footage	3
Acres	2.60
Type	Industrial

Community Information

Address	1309 Kennedy Road
Subdivision	Dorset Park
City	Toronto (dorset Park)
Province	Ontario
Postal Code	M1P2L6

Interior

Cooling	Partially air conditioned
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Listing Details

Listing Office	ROYAL LEPAGE SIGNATURE REALTY
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