

318 The Kingsway

Etobicoke, Ontario



\$3,100,000

For Sale Boutique 11-Suite Apartment Building with Immediate Upside in a High-Demand Etobicoke Enclave

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Lennard:

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Investment Summary

Address	318 The Kingsway, Etobicoke
PIN	74850055
Lot Size	60 ft x 275 ft
Lot Area	0.38 acres
Building Size	11 Suites
Suite Mix	5-1Br, 6-2Br
Hydro	Individually Metered
Parking	11 Surface Stalls

Site Description

318 The Kingsway is situated in Toronto’s highly desirable Edenbridge–Humber Valley Kingsway neighbourhood. Located on the south side of The Kingsway, the property occupies a rectangular 60-foot by 275-foot lot directly alongside Humber Valley Park. The site includes rear surface parking accessed from the south side of the building, along with two building entrances, including a main entrance on the north side of the building. This stretch of The Kingsway is defined by a mix of well-kept low-rise apartment buildings within a predominantly residential setting characterized by high-end single-family homes, mature tree canopies, and quiet, established streets.



Vacancy Upside on Closing

Two spacious 1-bedroom suites and a 2-bedroom suite will be delivered vacant, providing immediate value-add potential. New ownership can implement modern renovations and secure market-rate tenants from day one.



Exceptional Lot with Protected Park Views

Situated on a rare 0.38-acre parcel, the property enjoys a 275-foot shared boundary with Humber Valley Park. This unique configuration creates a permanent, unobstructed “Protected View Corridor,” ensuring enduring natural vistas and long-term tenant appeal.



Meaningful Recent Capital Improvements

Ownership has invested over \$150,000 in building upgrades over the past two years, including a new roof, hot water tank, circulation pumps, retaining wall, and railings. These improvements reduce near-term capital expenditure requirements for incoming investors.



Prime, Amenity-Rich Kingsway Location

Located in the prestigious Edenbridge–Humber Valley Kingsway neighbourhood, the property offers residents convenient access to everyday essentials. Humbertown Shopping Centre is just a short walk away, providing grocery, retail, dining, and service amenities that drive strong tenant demand.



Sign the Confidentiality Agreement

Area Overview



Humbertown Shopping Centre

eat.play.love.

Demographics within 1 km

- Total Population **7,171**
- Number of Households **2,899**
- Average Age **45**
- Education **97%**
- Average Household Income **\$257,048**



Edenbridge-Humber Valley Kingsway

318 The Kingsway is situated in one of Etobicoke's most established and affluent residential pockets. The neighbourhood is defined by mature tree-lined streets, stately homes, strong school catchments, and a polished village-style retail atmosphere centered around Humbertown and The Kingsway commercial corridor. Residents are drawn to the area for its balance of urban convenience and suburban character, offering quick access to downtown Toronto, Pearson Airport, Highway 427, and the Gardiner Expressway, while still feeling quiet, residential, and family-oriented. The Kingsway district itself has long been recognized as one of Toronto's premier west-end communities, with a strong local business association and vibrant community identity.

Photo Gallery



Entrance



Stairwells



Surface Parking



Living Room



Storage Lockers



Dining Area



Kitchen



Offering Process

 Sign the Confidentiality Agreement

 View the Web Listing

 Schedule a Property Tour

Legal Description

LT 69, PL 3692 ; ETOBICOKE , CITY OF TORONTO

Ownership Group

Michael Gabriel Westwood & Natalia Wirt

Tours

Property tours are available by appointment only. Please do not go directly or walk the property without consent. To schedule a tour on one of the days below, please contact Joshua Perlstein.

- **Wednesday, June 10th, 2026 | 10am-12pm**
- **Tuesday, June 16th, 2026 | 2pm-4pm**
- **Monday, June 22nd, 2026 | 10am-12pm**

Offering Guidelines

The Vendors' objectives are to maximize the sale price of the property and complete a disposition. Parties are invited to submit an Agreement of Purchase and Sale through Lennard Commercial Realty for 318 The Kingsway, Toronto, On. Potential purchasers are encouraged to include as part of their submission an outline containing key principles of the company, the ability to close a real estate transaction of this magnitude as well as a brief business history.

Prospective Purchasers should note that the Vendors are under no obligation to respond to, nor accept, any proposal. The Vendors reserve the right to remove the Property from the market and to alter the offering process (or the timing thereof) at its sole discretion, without being obliged to justify its decision in any way.

Submission Date

The Vendor is open to reviewing offers at any time. Please submit all offers by email to:

Paul Campbell pcampbell@lennard.com

Joshua Perlstein josh@lennard.com

Disclaimer

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.



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