

nova ridge
development partners inc.



THE MANDERLEY
CONDOMINIUMS

**PRIME USER / INVESTOR
RETAIL OPPORTUNITY**

1478-1490 KINGSTON ROAD



THE MANDERLEY

CONDOMINIUMS

The Manderley Condominiums is built by Nova Ridge Developments and is located in the city's sought-after historic Birch Cliff neighbourhood. This offering is the perfect opportunity for end-users to acquire the asset and occupy the prime corner unit where Manderley Drive meets Kingston Road.

The offering features two right-sized retail units totalling 3,892 SF, excellent frontage of approximately 150 FT, access to shipping and receiving, and clean retail layouts with good ceiling heights.

3,892 SF

Gross Leasable Area

16+ FT

Clear Height

+/-150 FT

Kingston Road Frontage

AREA OVERVIEW

Birch Cliff is an established, family oriented neighbourhood set amidst the idyllic backdrop of the Scarborough Bluffs and Lake Ontario. Kingston Road is a major throughfare that arches its way through the centre of this neighbourhood, containing a mix of local bars and restaurants, and professional and medical offices.

 **23,009**
Population

 **\$130,458**
Total Expenditure
Per Household

 **17,555**
Daytime Population

 **\$111,755**
Average HH Income



AREA DEVELOPMENTS

- SHOPPING**

 - 1 The Beer Store
 - 2 Coles
 - 3 PetSmart
 - 4 Foodland
 - 5 Shoppers Drug Mart
 - 6 LCBO
 - 7 Home Hardware
 - 8 **Eglinton Town Centre**
 - Canadian Tire
 - Healthy Planet
 - Old Navy
 - Roots
 - The Shoe Company
 - Low's
 - Michaels
 - Marshalls
 - Rona
 - 9 **Eglinton Corners**
 - The Brick
 - Adonis
 - Sport Chek
 - International Clothiers
 - 10 **Scarborough SmartCentres**
 - Winners
 - Gap
 - Reitmans
 - Mark's
 - Moore's Clothing for Men
 - Hakim Optical
 - M&M Food Market
 - 11 No Frills
 - 12 Loblaws
 - 13 Metro
 - 14 Staples
 - 15 FreshCo
 - 16 Manke Fruit & Vegetable
- RECREATION & ENTERTAINMENT**

 - 1 Fox Theatre
 - 2 Blantyre Outdoor Pool
 - 3 iPaddle Adventures
 - 4 Nursewood Dog Park
 - 5 Kew Gardens
 - 6 Kew Gardens Tennis Club
 - 7 Thrive Fit
 - 8 Scarborough Gardens Arena
 - 9 Birchmount Stadium
 - 10 Warden Woods Community Centre
 - 11 Warden Hilltop Community Centre
 - 12 Oakridge Community Recreation Centre
 - 13 Variety Village
 - 14 Scarborough Bluffs Tennis Club
- WATERFRONT TRAIL**

GO TRAIN LINE

DANFORTH SUBWAY LINE

- DINING**

 - 1 Lotus Garden
 - 2 Swiss Chalet
 - 3 Premium Sweets
 - 4 Ume Fashion Sushi
 - 5 Buster's by the Bluffs
 - 6 Big Boy's Burrito
 - 7 Jatujak
 - 8 The Kingston Social House
 - 9 The Quarry Café
 - 10 Reginos Pizza
 - 11 Tim Hortons
 - 12 The Feathers Pub
 - 13 Vivetha Bistro
 - 14 Ed's Real Scoop
 - 15 Delhi Bistro
 - 16 Life is Sweet
 - 17 Veloute Bistro & Catering
 - 18 The Beacher Café
 - 19 Castro's Lounge
 - 20 Green Eggplant
 - 21 Nando's
 - 22 The Stone Lion
 - 23 Breakwall BBQ & Smokehouse
 - 24 COBS Bread Bakery
 - 25 Hogtown Smoke
 - 26 Beaches & Cream
 - 27 Traditional Fine Foods
 - 28 Zam Zam Tikka & Kabab
 - 29 Mama's Boys Burgers
 - 30 Papa John's Pizza
 - 31 Tara Inn Pub
 - 32 Kelseys Original Roadhouse
 - 33 Mandarin
 - 34 Hakka Legend Asian Cuisine
 - 35 The Corner Bank Sports Bar & Grill
 - 36 Local 1794
 - 37 Lucy Etheopia
 - 38 Kabsa Mandi
 - 39 The Wren
 - 40 Borrel
 - 41 Lalibela Cuisine
 - 42 Rails & Ales
 - 43 The Only Café
 - 44 Efes Kebab House
 - 45 Square Boy
 - 46 Pappa John's Pizza
 - 47 Bowl of Karma
 - 48 The Green Dragon Pub
 - 49 The Real Jerk Restaurant
 - 50 The Porch Light Bistro
 - 51 Tropical Thai Cuisine
 - 52 Lighthouse 971
 - 53 Sandy's Cuisine & Café
 - 54 The Beech Tree
 - 55 King's Diner
 - 56 Fearless Meat
 - 57 No Bull Burgers
 - 58 Jennifer's Original Bakery
 - 59 Starbucks
 - 60 Gabby's
- CROSSTOWN**



TRAVEL TIMES FROM THE MANDERLEY

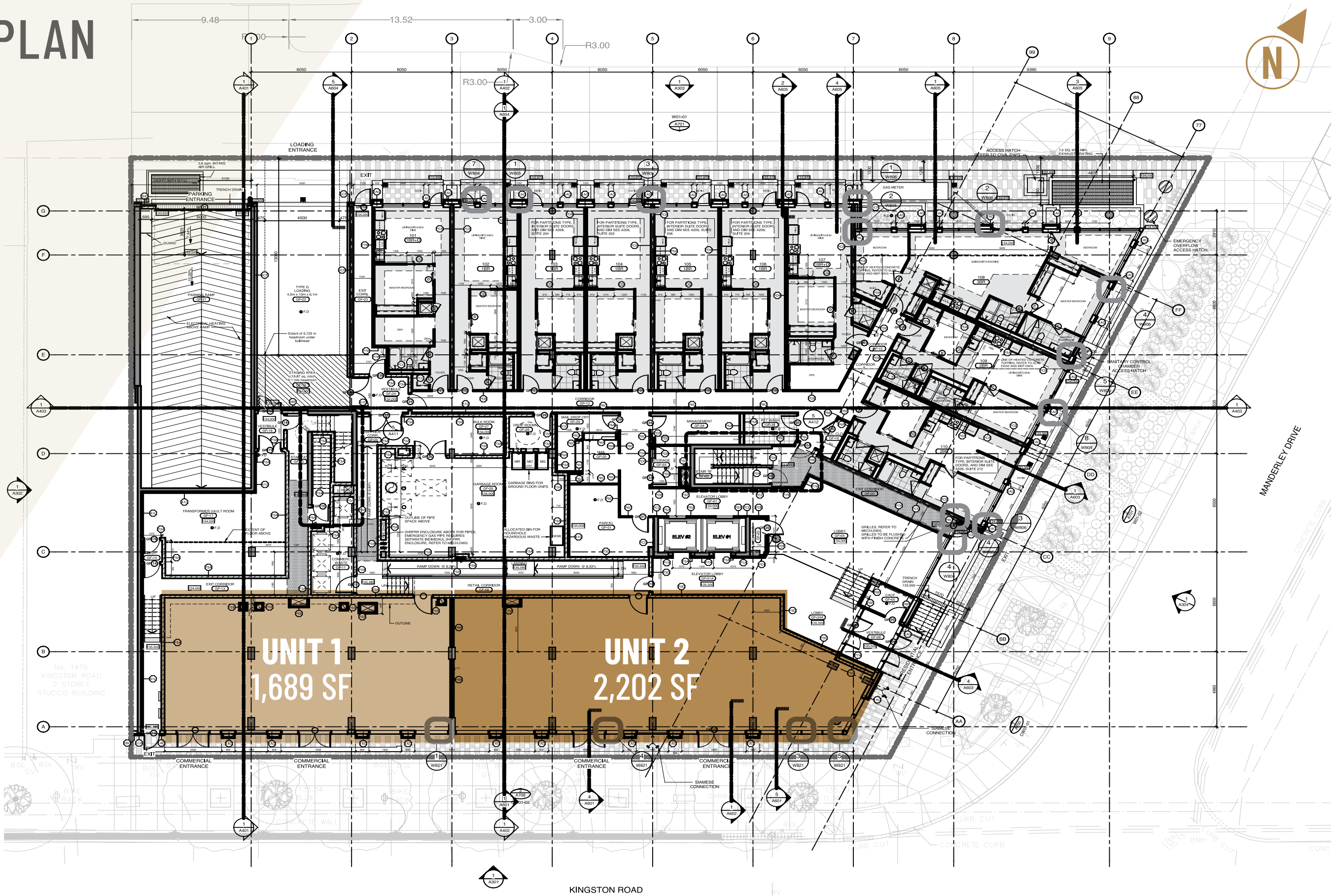
- 5 Minutes to Victoria Park Subway Station
- 6 Minutes to Danforth GO Station
- 12 Minutes to DVP
- 15 Minutes to the East Harbour
- 18 Minutes to HWY 401
- 20 Minutes to Downtown

PROPERTY DETAILS

Address:	1478-1490 Kingston Road
Sale Price:	\$2,529,800
Gound Floor Retail SF:	3,892 SF
Unit 1:	1,690 SF
Unit 2:	2,202 SF
Ownership:	Condo Retail
Status:	Vacant
Possession Date:	Immediate
Additional Rent:	\$16.00 PSF (est. 2025)
Ceiling Height:	16+ FT
Frontage:	+/- 150 FT
Shipping/Receiving:	Direct rear access to Type G bay
Garbage:	Commercial waste room in premises
Signage:	Exterior signage opportunity
Parking:	32 visitors' stalls shared between commercial and residential



FLOOR PLAN





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**Broker. *Sales Representative.