



FOR SALE

DEVELOPMENT LAND

MEDICAL, OFFICE, RETAIL

1144 KINGSTON ROAD

0.48 ACRE - 20,742 SF

1144 Kingston Road

Pickering, Ontario | Zoned, serviced, and nine years of consultant work already done

ASKING PRICE

\$1,950,000

SITE AREA

20,742 SF

ZONING

MU-27

PRICE / SF LAND

\$94.01

LISTING CONTACT

CAPSTONE



Reza Rivanshokoo

Real Estate Agent

(647) 405-7225 | reza@capstone-group.ca

LISTING BROKERAGE



YORK NATIONAL
REALTY INC., BROKERAGE

York National Realty Inc., Brokerage

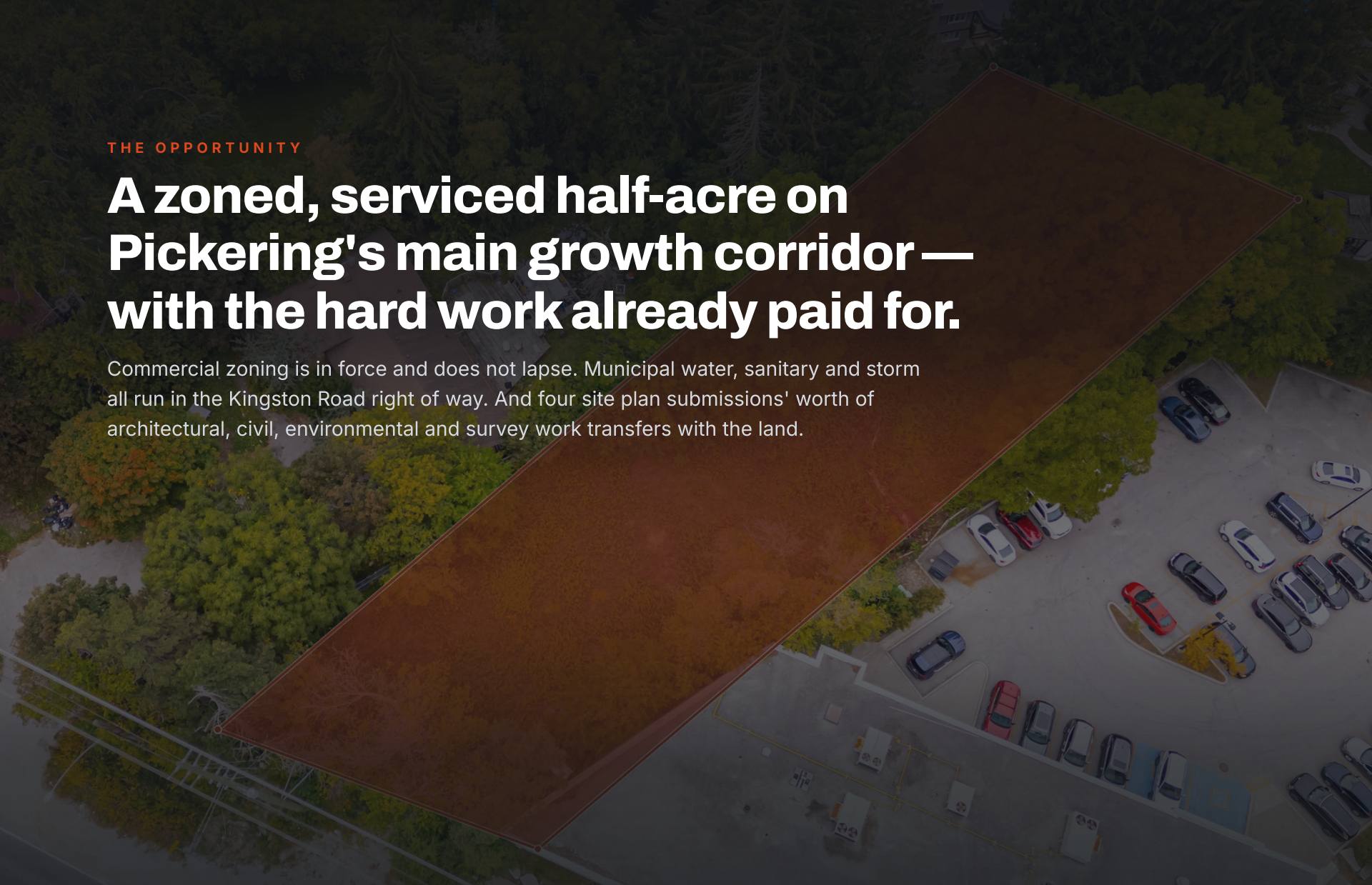
Farid Ameryoun, Broker of Record

CO-LISTING BROKERAGE



Real Broker Ontario Ltd., Brokerage

All enquiries to the listing contact



THE OPPORTUNITY

A zoned, serviced half-acre on Pickering's main growth corridor — with the hard work already paid for.

Commercial zoning is in force and does not lapse. Municipal water, sanitary and storm all run in the Kingston Road right of way. And four site plan submissions' worth of architectural, civil, environmental and survey work transfers with the land.

SITE AREA

20,742 SF

0.476 acres

FRONTAGE

89.99 FT

on Kingston Road, depth 257.22 ft

ZONING

MU-27

By-law 7432/15 — in force

ASKING

\$1,950,000

\$94.01 / SF of land

Why This Site

1144 Kingston Road · Pickering, Ontario

01

Commercial zoning in place

By-law 7432/15 put site-specific MU-27 zoning on the land in July 2015, permitting medical office, office and retail store in a two-storey building. Zoning does not lapse.

02

The consultant work is done

Four site plan submissions produced a complete package: architectural, civil, landscape and photometric sets, a signed transportation assessment, a Phase I assessment with Regional reliance, two surveys and a draft reference plan.

03

Fully serviced frontage

Municipal water, sanitary and storm all run in the Kingston Road right of way, and the Region confirmed in writing that water and sanitary are available.

04

Room above the drawn scheme

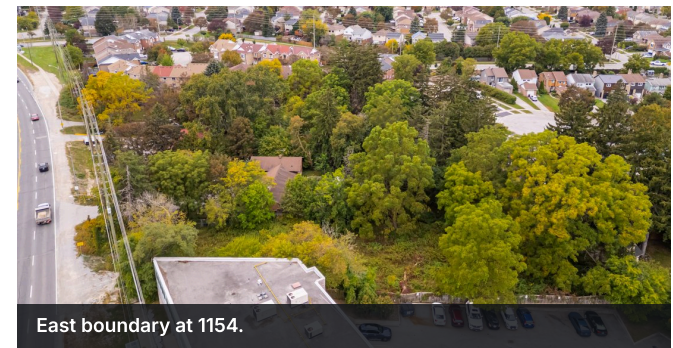
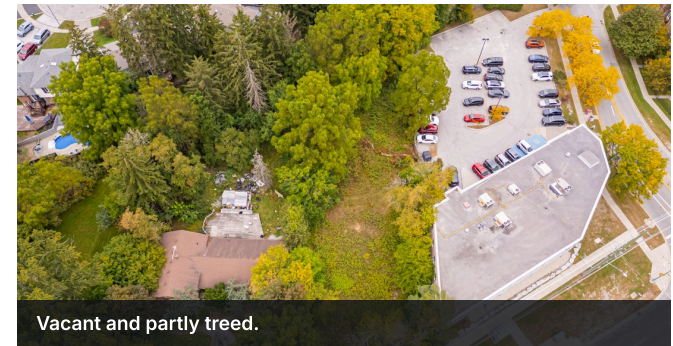
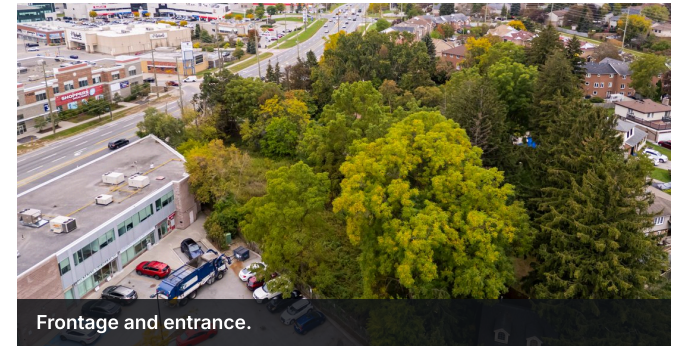
The Official Plan permits a floor space index of up to 2.5 for commercial proposals. The building already drawn uses only 0.42. The gap is the rezoning upside.



Kingston Road at the site, looking along the corridor between Dixie Road and Walnut Lane.

The Site Today

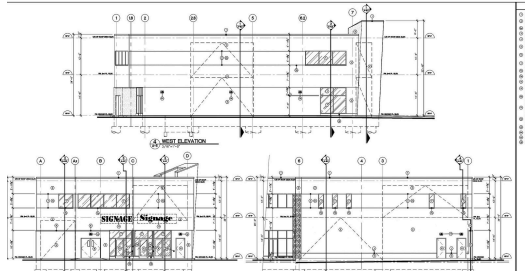
1144 Kingston Road · Pickering, Ontario



What You're Buying

1144 Kingston Road · Pickering, Ontario

THE BUILDING ALREADY DRAWN — Y.T. ARCHITECTURAL SERVICES INC.



Elevations, sheet A-5. Two storeys, 8,478 SF gross — retail at grade, medical office above, 31 parking stalls. Reproduced for illustration; not a construction document.



The Kingston Road corridor, looking west toward Pickering City Centre. Municipal water, sanitary and storm all run in this right of way.

ZONING

MU-27, in force

Medical office, office, retail store

SERVICING

Municipal water, sanitary and storm in the Kingston Road right of way; availability confirmed by the Region in writing

THE PACKAGE

Architectural, civil, landscape and photometric sets · transportation assessment · Phase I with Regional reliance · two surveys · draft reference plan

TENURE AND OCCUPANCY

100% freehold

Vacant — flexible possession

What is approved, and what is not. Commercial zoning is in force and does not lapse. Site plan approval was never granted — the application stopped at its fourth submission in 2017 over a single unresolved access easement, and the 2016 minor variance lapsed in August 2018. The full application history is in the information package, so the work remaining can be priced rather than guessed.

A Corridor Being Rebuilt

1144 Kingston Road · Pickering, Ontario



RAPID TRANSIT

Durham–Scarborough BRT under construction on Kingston Road, to summer 2028

HIGHWAY

Highway 401 immediately south of the corridor

PROPOSED ACROSS THE ROAD

Brookdale Centre — 14 towers and about 5,238 homes proposed

GO RAIL

Pickering GO, Lakeshore East — about 2 km east

RETAIL OPPOSITE

Brookdale Centre, 225,899 SF — Home Depot, Food Basics, Shoppers Drug Mart, Michaels

EMPLOYMENT

Pickering City Centre west; medical and service offices at 1154 next door

Dedicated bus lanes are being built on this corridor: Durham Region's Pickering contract for the Durham–Scarborough BRT runs from about 200 m west of Steeple Hill to Merritt Road, with construction from late summer 2026 and completion targeted for summer 2028. Sources: Region of Durham construction notice, 6 August 2026; Salthill Capital, reviewed 7 October 2026 (Brookdale Centre area and tenants); the Brookdale applicant's 2024 planning rationale. Retailers shown are existing businesses in the area and are not tenants of, or affiliated with, the property.

Three Routes for the Site

1144 Kingston Road · Pickering, Ontario

01

Finish it

Take the fourth-submission package to a fifth and build the two-storey, 8,478 SF retail and medical office building under the existing zoning. The design, engineering and studies are done and paid for. The shortest route to a building.

02

Rezone upward

Pursue a larger mixed-use building through a site-specific rezoning toward the Official Plan's 2.5 FSI. The 257-foot depth allows a building at the frontage with parking behind. Longer, but several times the floor area.

03

Hold

Buy as a land position on a corridor the City has committed to intensifying, across from a proposed 5,200-home master plan, with the entitlement file preserved. No approvals required to hold.

WHAT DENSITY COULD MEAN ON 20,742 SF — ILLUSTRATIVE ONLY

SCENARIO	FSI	GFA (SF)	PRICE / BUILDABLE SF
The drawn building (Finish it)	0.42	8,478	\$230
Low mid-rise	1.50	31,113	\$63
Official Plan maximum for commercial	2.50	51,855	\$38

PRICE / BUILDABLE SF, AS DRAWN

\$230

On the 8,478 SF already designed

PRICE / BUILDABLE SF AT 2.5 FSI

\$38

Arithmetic only — would require a rezoning

FSI is gross floor area ÷ site area. The 1.5 and 2.5 rows are arithmetic only, not approved permissions; 2.5 would require a rezoning. Parking, setbacks and the Region's requirements will set the achievable building.

01

Request the information package

On a confidentiality undertaking: the architectural, civil, landscape and photometric sets, the transportation assessment, the Phase I and its reliance letter, the surveys, the draft reference plan, the zoning by-law and staff report, and the fourth-submission agency comments.

02

Walk the site

The site is vacant and visible from Kingston Road. Arrange a walk-through through the listing contact.

03

Submit an offer or letter of intent

To reza@capstone-group.ca, setting out purchase price, deposit, due diligence period and closing date. Asking price \$1,950,000, plus HST.

04

Due diligence and closing

The buyer completes its review within the agreed period, and closing follows the waiver of conditions. Possession is flexible.

The zoning is in place and the drawings are done. What is left is a list, not an unknown.

Important information. Information has been obtained from sources believed reliable, including the City of Pickering, the Region of Durham, Teranet, MPAC and the seller's consultants, and has not been independently verified. No representation or warranty, express or implied, is made as to its accuracy or completeness. A prospective purchaser should carry out its own investigation and obtain its own legal, planning and technical advice. **Planning status:** planning references describe policy and the status of applications; they are not confirmations of any approval. Site plan approval for this property has never been granted, and minor variance P/CA 43/16 lapsed on 3 August 2018. The site-specific MU-27 zoning is in force and does not lapse. Development scenarios and floor-area figures are illustrative arithmetic only and are not approved permissions. Site boundaries shown on photographs are approximate. Consultants' drawings are reproduced for illustration and are not construction documents. This is not an offer to sell; the owner may withdraw the property, change the process, or accept or reject any offer at any time and without notice. The listing brokerages represent the seller; a buyer is encouraged to seek its own representation. E&OE.

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