Bid Date: November 30, 2026

THREE LOT ASSEMBLY IN THE HEART OF WESTON (CORNER LOT)

40-42 Church Street and 4 King George Road, Toronto









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K2 COMMERCIAL GROUP

ROYAL LEPAGE COMMERCIAL

Contact Info:

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THE OFFERING

THE OFFERING

K2 Commercial Group and Royal LePage Commercial are pleased to present an exceptional three-lot assembly in the heart of Weston, comprising 40 Church Street, 42 Church Street, and 4 King George Road. This expansive 12,808 sq. ft. site features a total of 68 ft. of frontage along Church Street and 173 ft. along King George Road. Currently improved with three two-storey detached single-family homes, this premium development site offers residential development opportunities, including purpose-built multi-residential uses, subject to applicable approvals, presenting a compelling opportunity for investors and developers alike.

The City of Toronto designates the property as RD – Residential Detached Zone, which permits a range of residential uses, including detached houses, townhouses, multiplex buildings, and residential apartments.

ASKING PRICE: $Unpriced

Bid Date: November 30, 2026

PROPERTY OVERVIEW

Location	Church Street and King George Road
Combined Lot Size	68 ft x 173 ft
Lot Area	12,808 sq ft
Property Type	Corner, three adjacent lot assembly
Zoning	RD (a300; d0.4) (x1007)

40 Church Street

Municipal Address	40 Church Street Toronto, ON M9N 1M6
Lot Size	32 ft x 103 ft
Lot Area	4284 sq ft
ARN	191406417003000
PIN	103200412
Property Type	Two-storey, detached single-family home with detached rear garage

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THE OFFERING

42 Church Street	
Municipal Address	40 Church Street Toronto, ON M9N 1M7
Lot Size	36 ft x 103 ft
Lot Area	4068 sq ft
ARN	191406417003100
PIN	103200413
Property Type	Two-storey detached home with fully fenced yard



4 King George Road	
Municipal Address	40 Church Street Toronto, ON M9N 2C1
Lot Size	61 ft x 73 ft
Lot Area	4456 sq ft
ARN	
PIN	
Property Type	Two-storey detached single family home



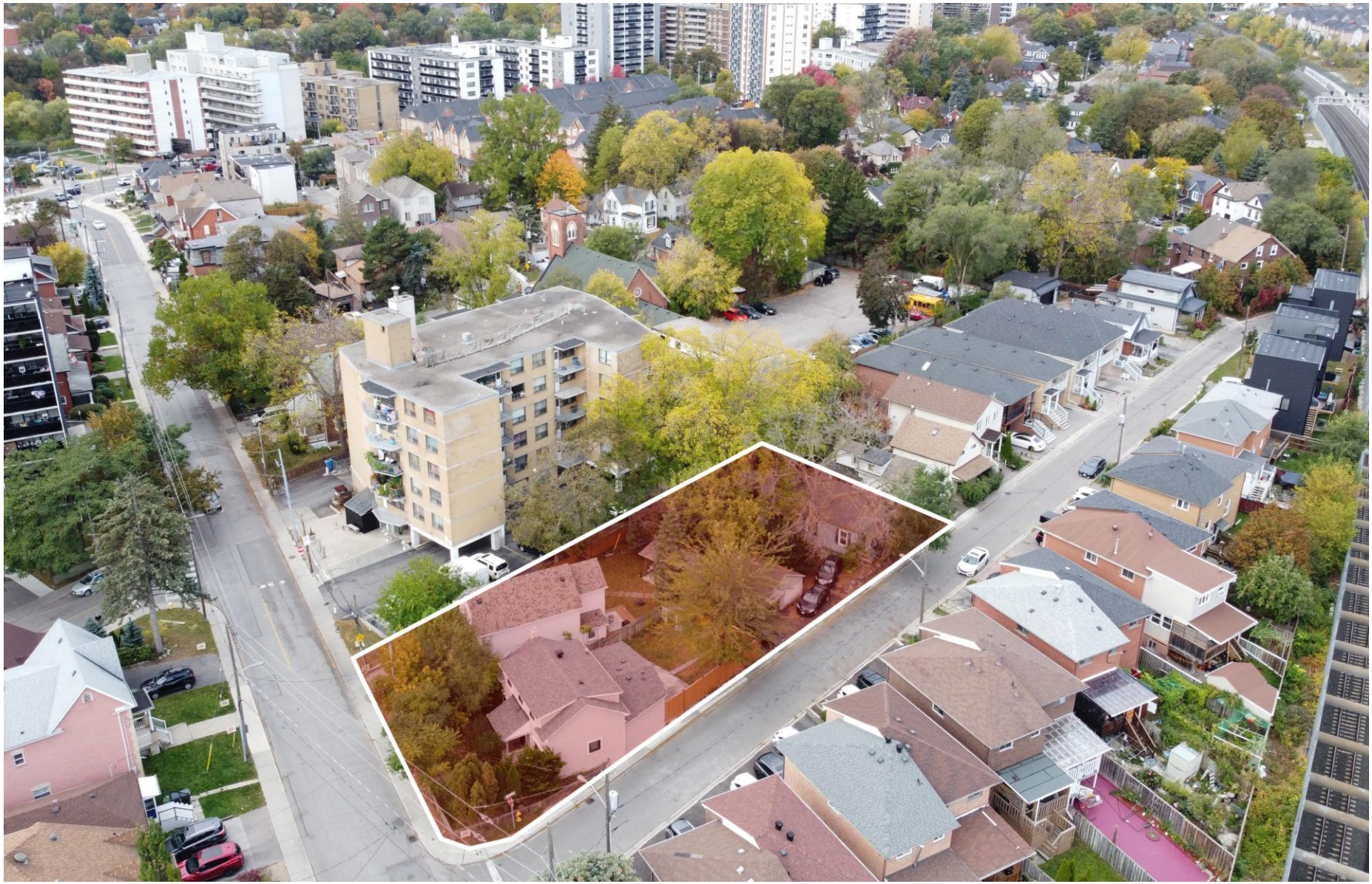
AERIAL IMAGES



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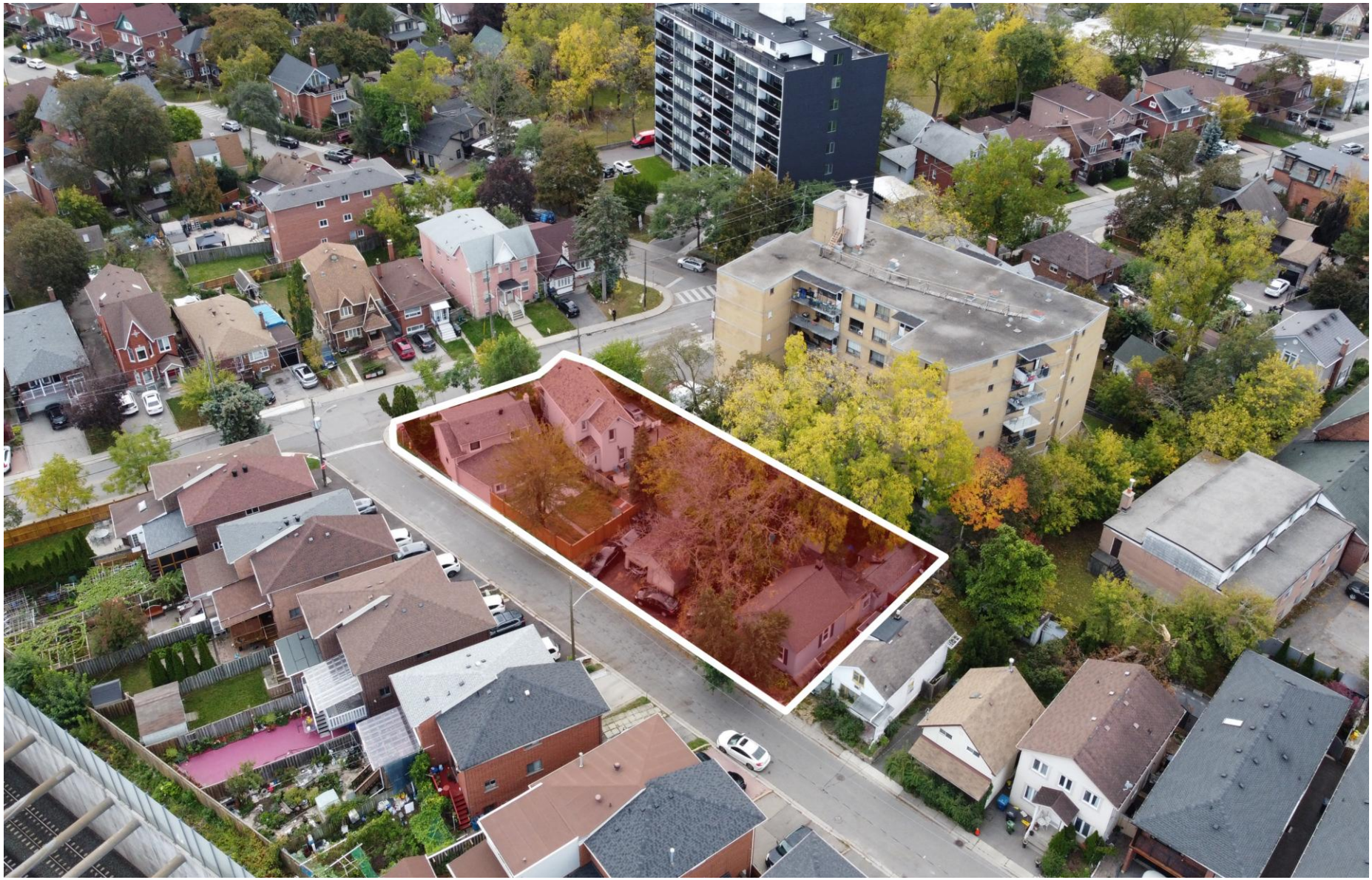
AERIAL IMAGES



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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Site Location	Church Street and King George Road
Transit	• TTC bus stop (#59) right outside the doorstep to Lawrence West Station • 15-minute walk or 4-minute drive to Weston GO transit hub
Surrounding Property	The property is surrounded by residential single-family homes and purpose-built multi-residential apartments. In proximity to the commercial corridor along Lawrence Avenue.
Site Area	68 ft. x 173 ft. 12808 sq. ft. lot
Zoning	RD (a300; d0.4) (x1007)





ZONING

PERMITTED USE	
RD – Residential Detached Zone	
Detached House	
Detached Houseplex	
Townhouse (if the lot abuts a major street)	
Apartment Building (if the lot abuts a major street)	
Municipal Shelter	
PERMITTED USE WITH CONDITIONS	
Ambulance Depot	Outdoor Sales and Display
Art Gallery	Performing Arts Studio
Artist Studio	Personal Service Shop
Automated Banking Machine	Pet Services
Cogeneration Energy	Place of Worship
Community Centre	Police Station
Custom Workshop	Private Home Daycare
Day Nursery	Production Studio
Eating Establishment	Public Utility
Education Use	Recreation Use
Fire Hall	Religious Education Use



40-42 Church St. & 4 King George Rd.

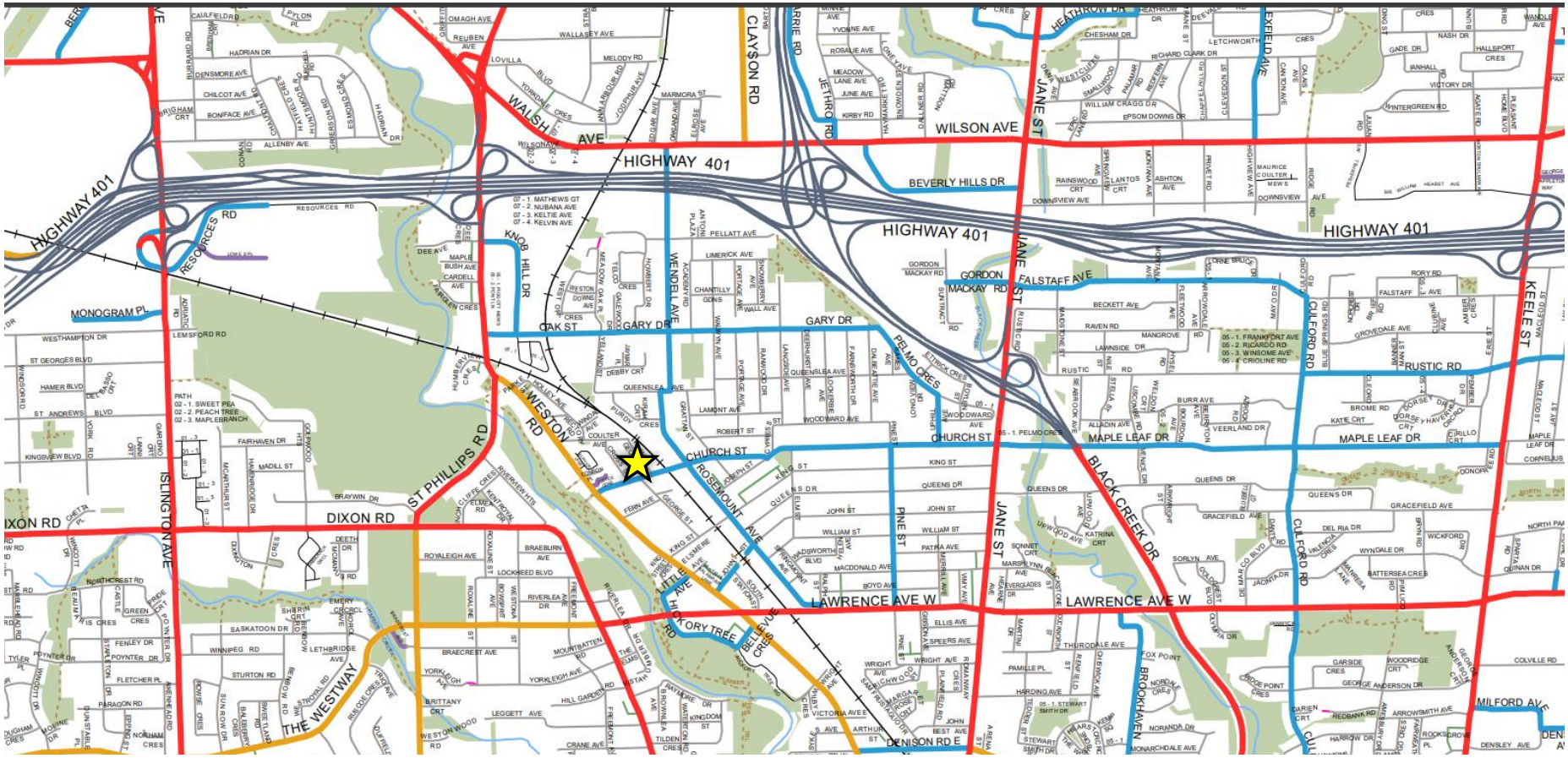
LOCATION OVERVIEW

LOCATION OVERVIEW



40-42 Church St. & 4 King George Rd.

LOCATION OVERVIEW



TORONTO Transportation Services

Road Classification System

Updated by City Council April 24, 25, 26 and 27, 2018

Created: November 26, 2018
Printed: September 20, 2019
File:\RC2018mapbook_20190918

Base Map:
Toronto Centreline (Apr 2017)
GTA District (XDIAT_V3_GTA_IRMUN - Mar 2013)
Annotation Date: May 2017

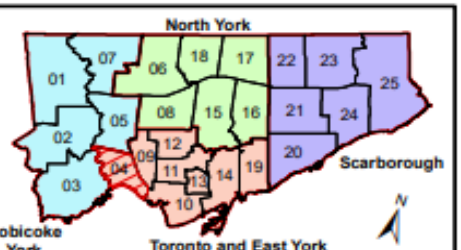
Parkdale-High Park (04) - MAP 1 of 2

Road Classification System

- Provincial Expressway
- City Expressway
- Major Arterial
- Minor Arterial
- Collector
- Local
- Parks & Recreation Areas
- Other
- Laneway
- Pending
- Access Road
- Park Road
- Reserved Bus Lane
- Ward Boundary

Physical Features

- River
- Railway
- Shoreline
- Trail
- Hydro Line
- Walkway



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LOCATION OVERVIEW – Weston

Weston

Overview
Weston is a well-established and evolving neighbourhood in northwest Toronto, characterized by a mix of commercial, retail, residential and mixed-use properties. The Weston Road and Lawrence Avenue West corridor serves as an active commercial destination, supported by a growing local population, established businesses and convenient access to major transportation networks.

Economy & Development
Weston benefits from a diverse local economy and an established commercial base, with retail, professional services, restaurants and residential uses contributing to ongoing activity along the main corridors. Continued investment and redevelopment throughout the area are contributing to the evolution of Weston, creating opportunities for businesses, residents and property investors.

Community & Lifestyle
The community offers a well-established urban setting with a mix of long-standing neighbourhoods, local businesses, restaurants, shops, parks and community amenities. Weston provides a connected and active environment that combines the convenience of urban living with a strong neighbourhood character.

Transportation & Accessibility
Weston is strategically positioned with convenient access to major transportation routes, including Highway 401 and Allen Road, as well as established TTC services. Weston GO Station and the UP Express provide regional and airport connectivity, while Weston Road and Lawrence Avenue West serve as key local transportation corridors.

Growth & Vision
Weston continues to evolve through ongoing investment, redevelopment and improvements to its commercial and residential environment. Its strategic location, established infrastructure and connectivity position the area for continued growth, while the ongoing transformation of the Weston Road and Lawrence Avenue West corridor creates long-term potential for further commercial and mixed-use development.

LOCATION OVERVIEW

Weston



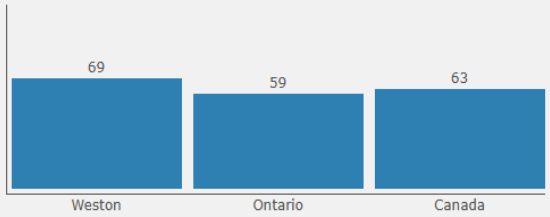
GOOD LIVABILITY SCORE

Weston Livability

#191 ranked neighborhood in Toronto

#49 ranked neighborhood in Ontario

Ranks better than **96%** of areas



Statistic	Weston	Toronto	Ontario
Population	17,560	3,013,752	14,804,681
Population density (sq km)	7,723	4,712	15
Median age	39.6	39.3	40.9
Male/Female ratio	1.1:1	1.1:1	1.0:1
Married couples	52%	67%	71%
Families w/ kids at home	36%	44%	46%
Speak English only	90.6%	85.9%	86.1%
Speak French only	0.1%	0.1%	0.3%

PARKS & REC

This home is located in park heaven, with 3 parks and 3 recreation facilities within a 20 minute walk from this address.

FACILITIES WITHIN A 20 MINUTE WALK

- 3 Playgrounds
- 2 Pools
- 1 Arena
- 1 Rink
- 4 Tennis Courts
- 1 Basketball Court
- 2 Ball Diamonds
- 1 Sports Field
- 1 Splash Pad
- 1 Skateboard Park
- 3 Trails
- 1 Arts/Performance Facility

SCHOOLS

With excellent assigned public schools near this home, your kids will get a great education in the neighbourhood.

C. R. Marchant Middle School
Designated Catchment School
Grades 6 to 8
1 Ralph St

H. J. Alexander Community School
Designated Catchment School
Grades PK to 5
30 King St

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 2 minute walk away, and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop
Weston GO
2 mins

Nearest Street Level Transit Stop
Lawrence Ave West At Weston Rd
2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 3km.

Humber River Hospital
1235 Wilson Ave

Fire Station
2015 Lawrence Ave W

Police Station
200 Trethewey Dr

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OFFERING PROCESS

OFFERING MEMORANDUM (OM)

This **Offering Memorandum (OM)** has been provided to parties who have expressed an interest in investigating the property to determine whether they wish to proceed with an offer submission.

While the information contained in this OM has been obtained from various sources that we consider as being reliable, neither the Seller nor Royal LePage Real Estate Services (the Advisor) make any representations, declarations or warranties expressly or implied, as to the accuracy or completeness of the information contained herein. Both the Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications and such information or statements should not be relied upon by prospective buyers who are strongly advised to complete independent investigation and verification before submitting an offer. The Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications which have been provided to the prospective buyer.

The OM has been provided to interested parties for information purposes only and on the understanding that interested parties will use the OM for the purposes set out herein and upon and subject to the terms of the Confidentiality Agreement (CA). The Seller and the Advisor are under no obligation to provide the recipient with access to additional information.

Both the Seller and the Advisor strongly advise prospective buyers to conduct their own independent investigations and verification of the information provided herein, and should seek advice from planning, engineering, environmental, legal, accounting, and tax, and other industry professionals prior to submitting an offer on the property.

OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period.

Offers may be submitted electronically or in hard copy to either;

Royal LePage Real Estate Services

Ian Wilson, MBA

3031 Bloor Street West

Toronto, On, M8X 1C5

416-458-8498

iwilson@royallepage.ca

SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase price
- Indication of the conditions and due diligence and closing timelines; and
- The name of the beneficial owners, if the buyer is a company

The seller reserves the right to remove the offering from the market and to alter the offering process, as described above, at its sole and absolute discretion.

SALE CONDITIONS

The property and all fixtures included are to be purchased on an “as is, where is” basis and there is no warranty, express, or implied, as to title, description, condition, cost, size merchantability, fitness for purpose, quantity, or quality thereof. Information relating to the property provided by the Advisor has been provided solely for the convenience of the prospective buyer and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between the seller and the buyer.



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