



**MYSAK**  
REALTY INC., – BROKERAGE



**FOR SALE | 8 Units**

**985 Kingsway Dr.**

**Burlington, ON**



# PROPERTY OVERVIEW

## ABOUT BURLINGTON

Declared the best city of its size in Canada by MoneySense, Burlington is home to a 1600 km Waterfront Trail, the Royal Botanical Gardens, Spencer Smith Park, Mapleview Centre, Burlington Mall, the Art Gallery of Burlington, Canada's Largest Ribfest, Burlington's Sound of Music Festival, as well as numerous golf courses, bars, clubs and spas. Burlington is located in the Greater Toronto Area along the northwestern shores of Lake Ontario. Known for its beautiful waterfront, which includes parks, beaches, and marinas, the city has a population of over 200,000 people, making it a popular choice for commuters who work in Toronto but prefer to live in a quieter, more suburban environment.

## ABOUT THE PROPERTY

Located less than 3 km from Aldershot GO Station, and Highway 403. This building features new hallway carpets and an updated exterior retaining wall. There are 2 vacant units. Tenants pay Hydro. Flat roof (2022). 11 parking spots. Laundry on site.



## PROPERTY DETAILS

**Unit Breakdown:** 8 Units  
(5 x 1 Bedrooms, 3 x 2 Bedroom)  
**Construction:** Concrete Block  
**Fridges + Stoves:** 8 + 8

**Approx. Age:** 1960's  
**Number of Storeys:** 2  
**Lot Size Area:** 0.232 ac  
**Environmental:** Clean 2024

## Legal Description:

PT LT 63, PL PF810; PT LTS 23 & 24, PL PF825, AS IN 555713; BURLINGTON. S/T 555713 & 370817. S/T EASE H846855 OVER PTS 1 & 2, 20R13625



**Location:** Ashwood Glen School, Central Public School, Burlington High School, St. John Catholic Elementary School, Port Nelson Park, Roly Bird Park, Optimist Park, Joseph Brant Hospital, Hamilton General Hospital, Brantwood Lifecare Centre.

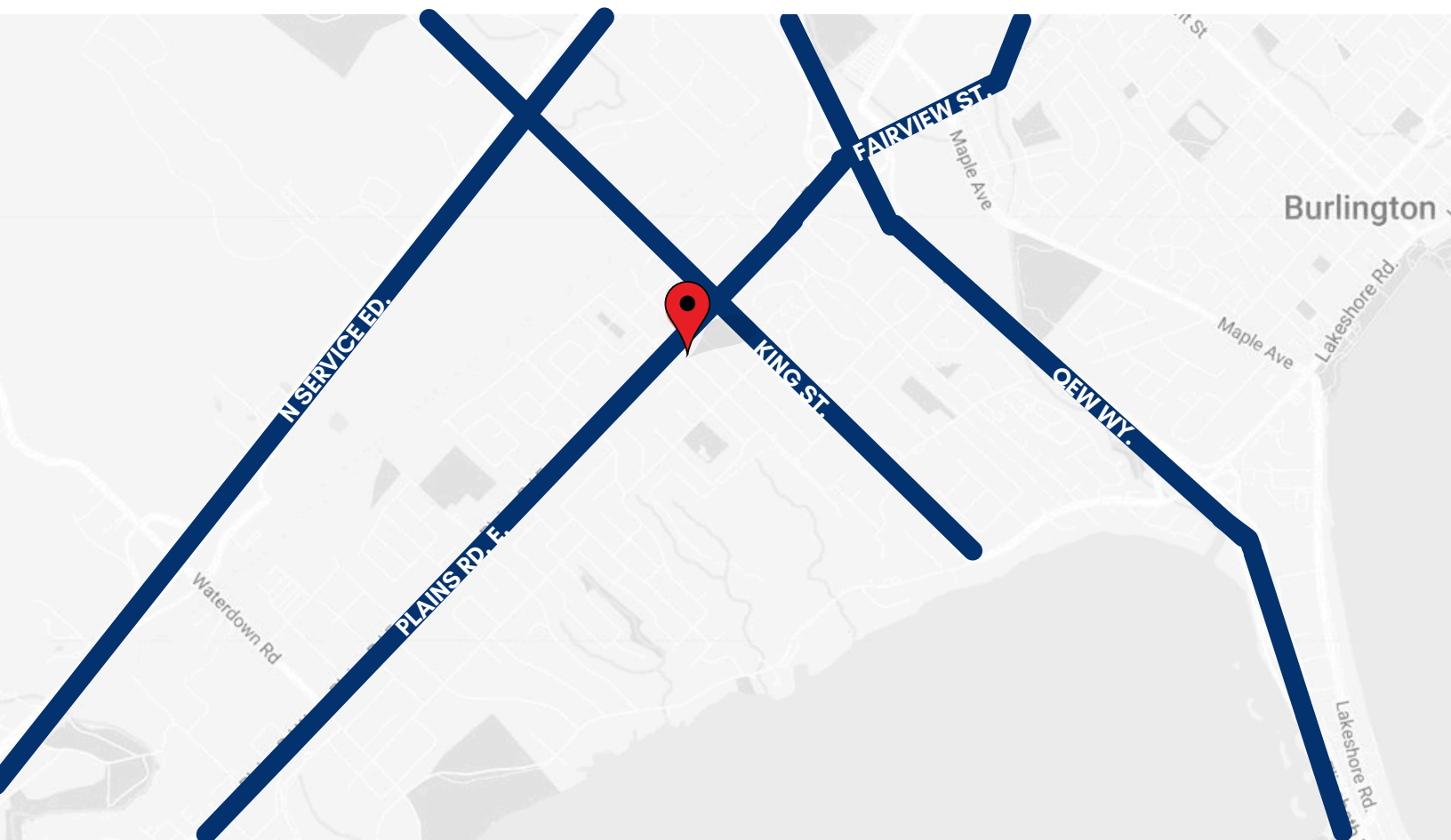


**Public Transportation:** Burlington bus services throughout the city offer a range of routes covering residential, commercial, and industrial areas. GO Transit provides bus and train services connecting Burlington to other cities in the Greater Toronto and Hamilton Area (GTHA).



# BURLINGTON ALDRESHOT

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**Nearest Grocery Store**  
Approx. 180 m



**Nearest School**  
Less than 600 m



**Nearest Park**  
Approx. 500 m

## ABOUT ALDRESHOT

The neighborhood features a variety of housing options, including older homes with character and newer developments. It's popular among families, retirees, and professionals due to its proximity to amenities and its peaceful, suburban vibe. Aldershot is also home to several parks which provides recreational opportunities like walking trails, picnic areas, and access to the lake. Overall, it's a lovely neighborhood that balances natural beauty with urban conveniences.

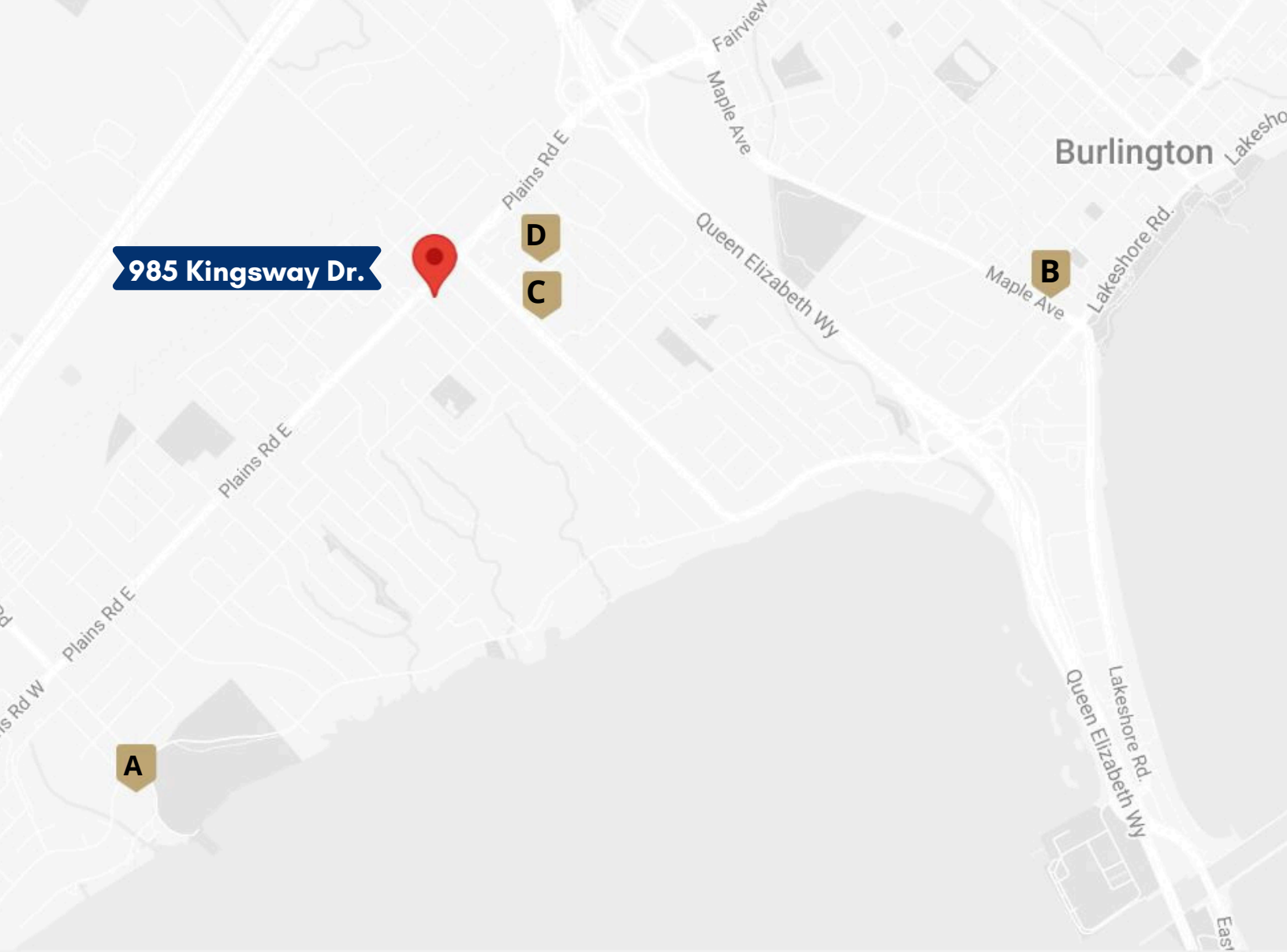


# INTERIOR SUITES





# RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	20 North Shore Blvd. W.	2 Bed	\$2,750	2.8 km
B	455 Maple Ave.	1 Bed	\$2,389	3.4 km
C	610 Surrey Ln.	2 Bed	\$2,900	600 m
D	695 Surrey Ln.	1 Bed	\$1,970	900 m



To book a tour  
please email  
[reception@mysakrealty.com](mailto:reception@mysakrealty.com)

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.

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