



TRIDEL®

# Edenbridge Kingsway





# Edenbridge Kingsway

Located in the Humber Valley Neighbourhood and situated right next to Humbertown Shopping Centre, this 9-storey mixed-use building will stand between The Kingsway and Royal York Road. Along with the 198 suites and 11 townhomes, the Edenbridge development will also offer approximately 7,600 sf of brand-new commercial leasing opportunities.

With frontage along The Kingsway and Royal York Road, these new commercial spaces provide ample opportunities for new or expanding businesses to take advantage of the densely populated neighbourhood.

|                      |                               |
|----------------------|-------------------------------|
| <b>Address:</b>      | 255 The Kingsway, Toronto, ON |
| <b>Intersection:</b> | The Kingsway + Lambeth Rd.    |
| <b>Type:</b>         | Mixed-Use                     |
| <b>Retail GLA:</b>   | Over 7,600 sf                 |
| <b>Residential:</b>  | 198 suites and 11 townhomes   |





# Humbertown NEIGHBOURHOOD

Humbertown, located in the affluent Etobicoke neighbourhood of Toronto, is known for its upscale residential areas and high-quality amenities. The neighbourhood is part of the larger Humber Valley Village, which includes some of the most expensive real estate in the metropolitan west end. Humbertown is characterized by its wealth and exclusivity. The area is home to a mix of families, professionals, and retirees, with a strong sense of community.

Humbertown offers a variety of amenities and is home to First Capital's Humbertown Shopping Centre, a community-scale shopping centre featuring specialty stores, groceries, cafes, banks, and other services.

Humber Valley Village is one of Toronto's most desirable neighbourhoods, offering a blend of luxury living, community spirit, and convenient amenities.





# Humbertown Shopping Centre

## SITE PLAN





# Location FEATURES



1-minute walk to Humbertown Shopping Centre (200m)



8-minute walk to Humber Valley Park (700m)



9-minute drive Lampton Golf Club (4.7kms)



10-minute drive to Kipling Go (4.0 kms)



16-minute drive to Toronto Pearson Airport (11.8kms)



25-minute drive to Downtown Toronto (15.8kms)



Nearest Bus line  
Royal York Rd at Strath Humber Crt (130m)



Nearest Rail line  
Royal York Subway Station (1.7km)



**\$176,800** Average Household  
Income (3km)



**114,000** Total  
Population (3km)



**47,300** Households in  
surrounding area (3km)



**8.0%** Population Growth  
by 2028 (1km)



**46** Median  
Age (1km)



Transit Score  
60



Walk Score  
71



Bike Score  
72



1km

# Notable LOCATIONS



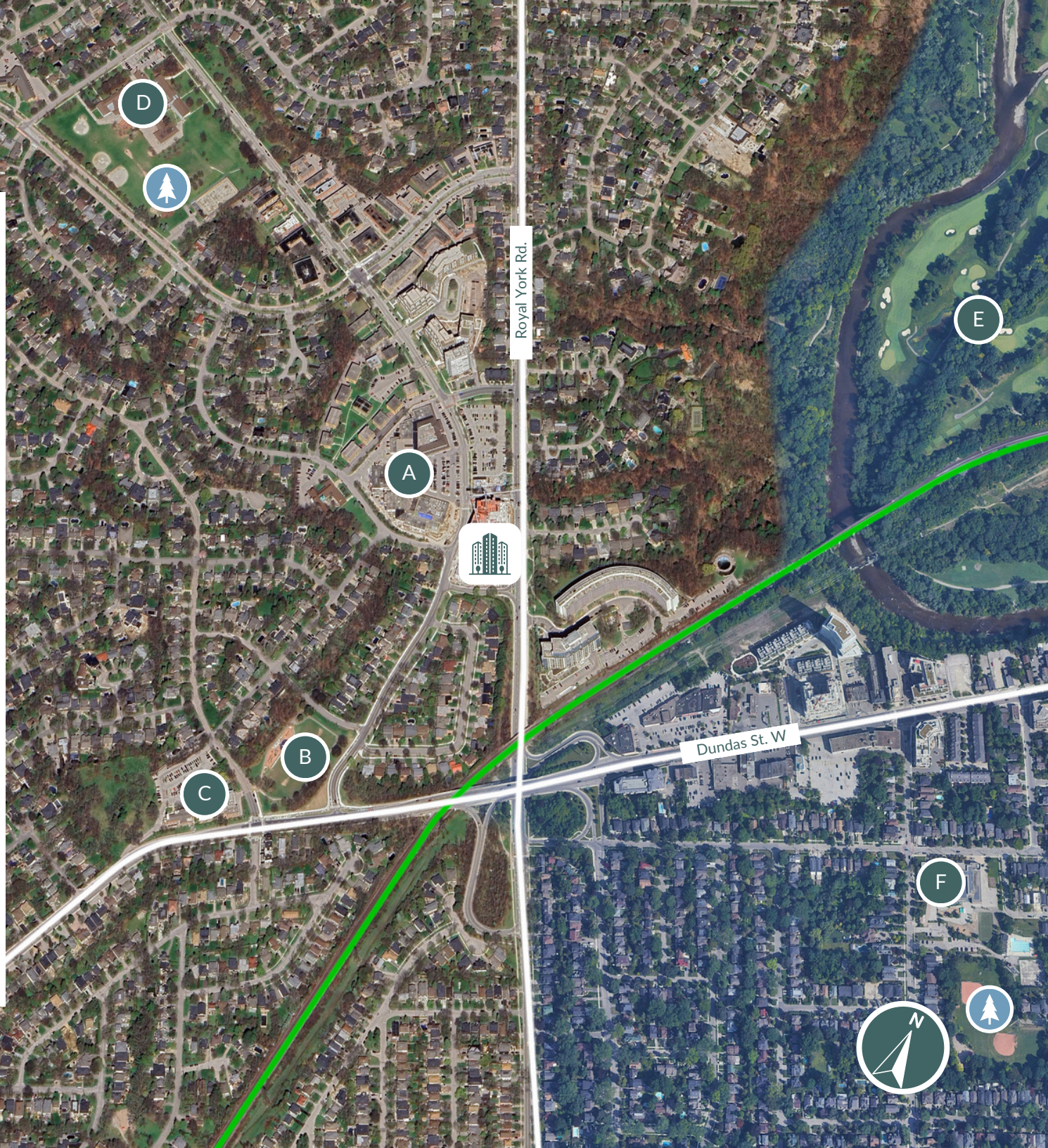
## Edenbridge Kingsway

- A Humbertown Shopping Centre
- B Humbertown Park
- C Kingsway College School
- D Humber Valley Park Middle School
- E Lambton Golf & Country Club
- F Lambton-Kingsway Jr Middle School

 Notable Locations

 GO Train

 Public Park





# Edenbridge Kingsway

## RESTAURANT OPPORTUNITY

**Possession:** November 1, 2025

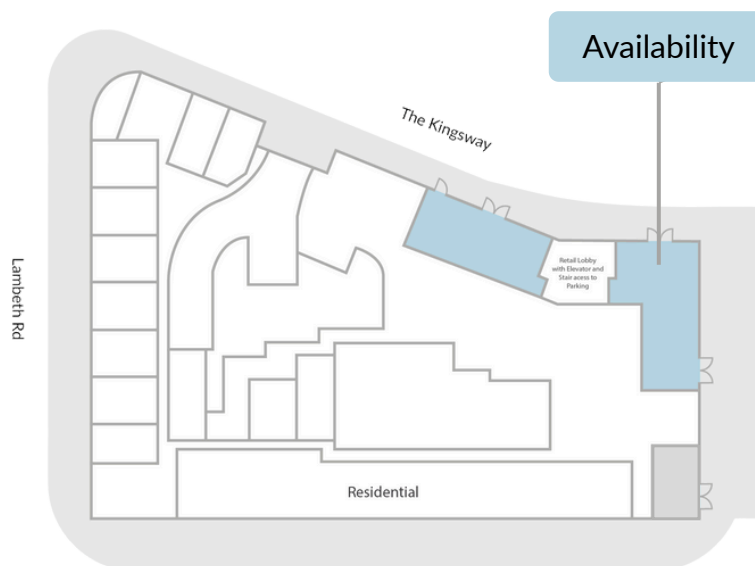
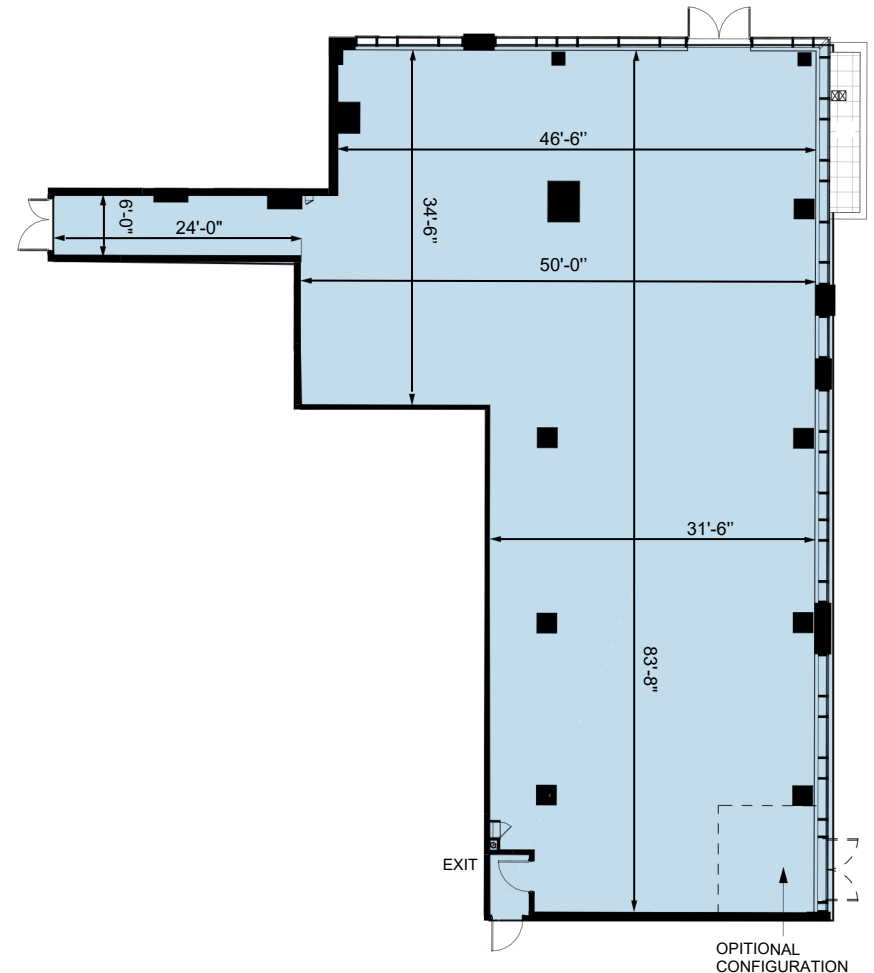
**Size:** 3,632 SF

**Ideal Use:** Restaurant space with patio

**Notes:** Electrical, gas, plumbing and HVAC are suitable for restaurant

### Key Features

- High ceilings
- Corner unit
- Strong visibility along The Kingsway
- Patio
- Accessible from Retail Lobby





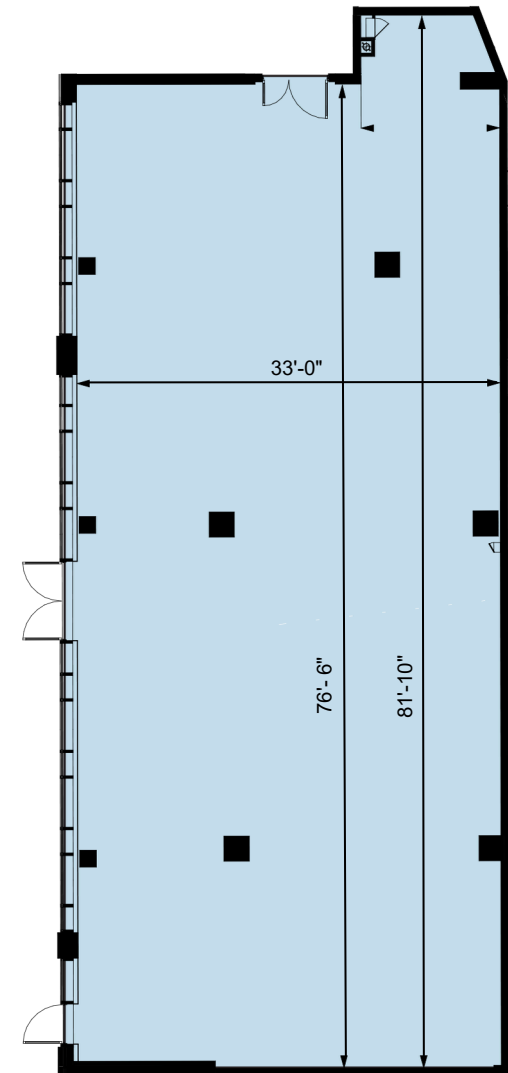
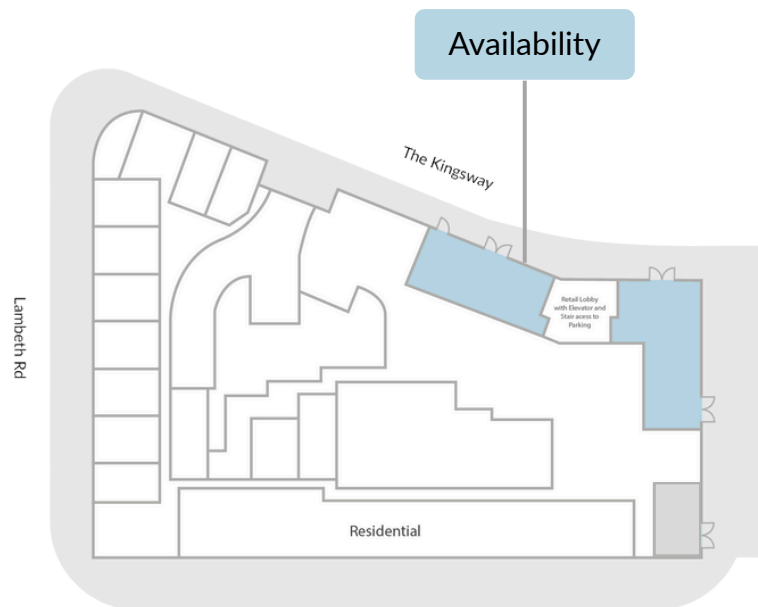
# Edenbridge Kingsway

## RETAIL OPPORTUNITY

|             |   |
|-------------|---|
| Possession: | November 1, 2025  |
| Size:       | 2,758 SF  |
| Ideal Use   | Restaurant with patio or Retail                               |
| Notes:      | Electrical, plumbing and HVAC are suitable for general retail |

### Key Features

- High ceilings
- Strong visibility along The Kingsway
- Accessible from Retail Lobby







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