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## Kingston Residences - 4674 Kingston Rd

Toronto, ON (Toronto County) - Toronto North/East Submarket

Hotel

Sold	2025-11-24	Built/Renovated	1950/2021
Sale Price	\$19,700,000 (\$255,844/-Room)	Land Area	2.02 AC/87,991 SF
Rooms	77	Actual Cap Rate	9.69%
GBA	29,302 SF	Sale Comp Status	Research Complete
Price per SF	\$672.31/SF	Sale Comp ID	7424705
Price Status	Confirmed	Parcel Numbers	190109224001100



Type	Name	Location	Phone
Recorded Buyer	City Of Toronto	Toronto, ON M1E 2P9	-
True Buyer	City of Toronto	Toronto, ON M5V 3C7	(416) 338-2998
Recorded Seller	Kingston Residences Inc	-	-
True Seller	NJS Capital	Toronto, ON M2N 1N5	(647) 352-3772

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## Cambridge Suites Toronto - 15 Richmond St

Toronto, ON M5C 1N2 (Toronto County) - Toronto Downtown Submarket

Hotel

Sold	2025-10-01	Built/Renovated	1991/2010
Sale Price	\$110,000,000 (\$478,261/-Room)	Land Area	0.27 AC/11,761 SF
Rooms	230	Sale Comp Status	Research Complete
GBA	178,779 SF	Sale Comp ID	7357733
Price per SF	\$615.28/SF	Parcel Numbers	190406444001259 +2
Price Status	Approximate		



Type	Name	Location	Phone
True Buyer	Manga Corporate LP	Toronto, ON M9W 6L2	(905) 672-4821
Recorded Seller	3004399 Nova Scotia Limited	-	-
True Seller	Centennial Hotels	Toronto, ON M5C 1N2	(902) 474-5007

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## The Ritz-Carlton, Toronto - 181 Wellington St W

Toronto, ON M5V 3G7 (Toronto County) - Toronto Downtown Submarket

Hotel

Sold	2025-07-24	Price Status	Full Value
Sale Price	\$247,654,000 (\$941,650/-Room)	Built/Renovated	2011/2024
Rooms	263	Land Area	1.13 AC/49,054 SF
GBA	700,000 SF	Sale Comp Status	Research Complete
Price per SF	\$353.79/SF	Sale Comp ID	7267697



Type	Name	Location	Phone
Recorded Buyer	RZ JV Nominee Ltd	Toronto, ON M5H 2T6	-
True Buyer	Pacific Reach	Vancouver, BC V7Y 1C6	(604) 662-4969
True Buyer	Dilawri Group	Toronto, ON M5E 1B8	1 (833) 572-1724

Type	Name	Location	Phone
Recorded Seller	Simcoe Wellington Residences Inc	Toronto, ON M5H 3R3	-
True Seller	The Cadillac Fairview Corporation Limited	Toronto, ON M5H 3R3	(416) 598-8200

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## Sheraton Toronto Airport & Conference Center - 801 Dixon Rd

Toronto, ON M9W 1J5 (Toronto County) - Toronto Airport/West Submarket

Upper Upscale  
Hotel

Sold	2025-04-23	Price Status	Full Value
Sale Price	\$115,000,000 (\$461,847/-Room)	Built/Renovated	1971/2014
Rooms	249	Land Area	10.02 AC/436,471 SF
GBA	186,349 SF	Sale Comp Status	Research Complete
Price per SF	\$617.12/SF	Sale Comp ID	7142835



Type	Name	Location	Phone
Recorded Buyer	801 Dixon Limited Partnership	Toronto, ON M9W 1J5	-
True Buyer	Portsmouth Corporate Financial Services, Inc.	Portsmouth, NH 03801	1 (603) 559-2100
Recorded Seller	1265534 Ontario Inc	West Vancouver, BC V7T 1A2	-
True Seller	Larco Investments Ltd.	Vancouver, BC V6C 2W6	(604) 925-2700

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## Ports Hotel - 30 Port St E

Mississauga, ON L5G 1B9 (Peel County) - Mississauga Area Submarket

Hotel

Sold	2025-04-08	Built	1962
Sale Price	\$20,809,000 (\$424,673/-Room)	Land Area	0.94 AC/40,946 SF
Rooms	49	Sale Comp Status	Research Complete
GBA	70,371 SF	Sale Comp ID	7129964
Price per SF	\$295.70/SF	Parcel Numbers	210509000218800
Price Status	Full Value		



Type	Name	Location	Phone
Recorded Buyer	Vrancor Residential Inc.	-	-
True Buyer	Vrancor Real Estate Corp	Hamilton, ON L8P 1E2	(905) 546-1888
Recorded Seller	615858 Ontario Limited	-	-



**BISHA, a Luxury Collection Hotel, Toronto - 80 Blue Jays Way**  
 Toronto, ON M5V 2G3 (Toronto County) - Toronto Downtown Submarket

**Luxury**  
 Serviced Apartment

Sold	2025-03-03	Built	2017
Sale Price	\$91,000,000 (\$947,917/-Room)	Land Area	0.49 AC/21,344 SF
Rooms	96	Sale Comp Status	Research Complete
GBA	470,000 SF	Sale Comp ID	7083398
Price per SF	\$193.62/SF	Parcel Numbers	190406222002451
Price Status	Full Value	Sale Conditions	Furniture, Fixtures and Equipment Included



Type	Name	Location	Phone
Recorded Buyer	SUNRAY BLUE JAYS WAY INC.	Toronto, ON M2J 4W9	-
True Buyer	Sunray Group	Toronto, ON M2J 4W9	(416) 492-1200
Recorded Seller	BISHA HOTEL TORONTO INC	-	-
True Seller	Lifetime Developments	Toronto, ON M4T 1E2	(416) 987-3344
True Seller	INK Entertainment Group	Toronto, ON M5S 2C7	(416) 869-9444