

**FOR SALE**

# 590 CATARAQUI WOODS DRIVE - UNITS 1 & 2



**\$865,000**

## PROPERTY DETAILS

**SIZE:** 4,000 sf +/- (Units 1 & 2 Combined)  
**ZONING:** M16-19 - Permits a wide variety of uses, including industrial, warehousing, offices and secondary retail  
**CONDO FEES:** \$607.04 monthly (2023)  
**PROPERTY TAXES:** \$19,428.29 (2023)  
**SEWER:** Municipal  
**WATER:** Municipal  
**HEATING:** Forced Air  
**HEIGHT:** Approx 24' clear height  
**SECOND FLOOR:** Potential to construct  
**OVERHEAD DOOR:** Potential to install

## LOCATION

- Conveniently located 2.1 km to Hwy 401, and 1 km to all high demand amenities
- Very close to major transit hub providing excellent accessibility to all transit linked areas of the City
- Minutes away from Costco, Lowe's, Canadian Tire, Loblaws, various restaurants, and The Cataraqui Centre; the only enclosed Shopping Centre in Kingston

**ALEX ADAMS**  
Sales Representative

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**Rogers  
& Trainor**  
Commercial Realty (2009) Inc.  
Brokerage

**WWW.RTCR.COM**

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**590 CATARAQUI WOODS DRIVE, UNIT 1 & 2**

**UNIT 1 PHOTOS**



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**590 CATARAQUI WOODS DRIVE, UNIT 1 & 2**

**UNIT 2 PHOTOS**



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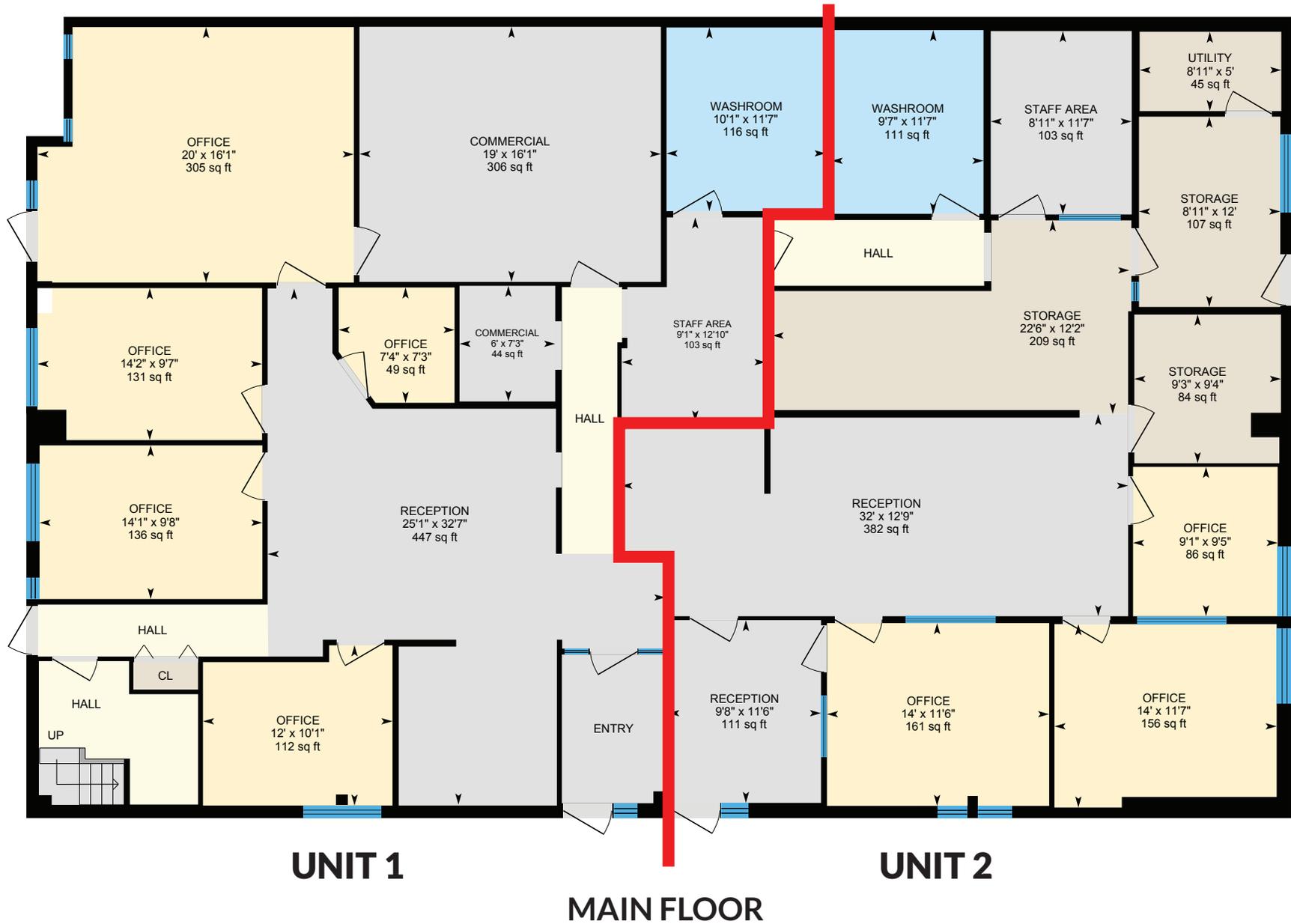
**590 CATARAQUI WOODS DRIVE, UNIT 1 & 2**

**AERIAL PHOTOS**



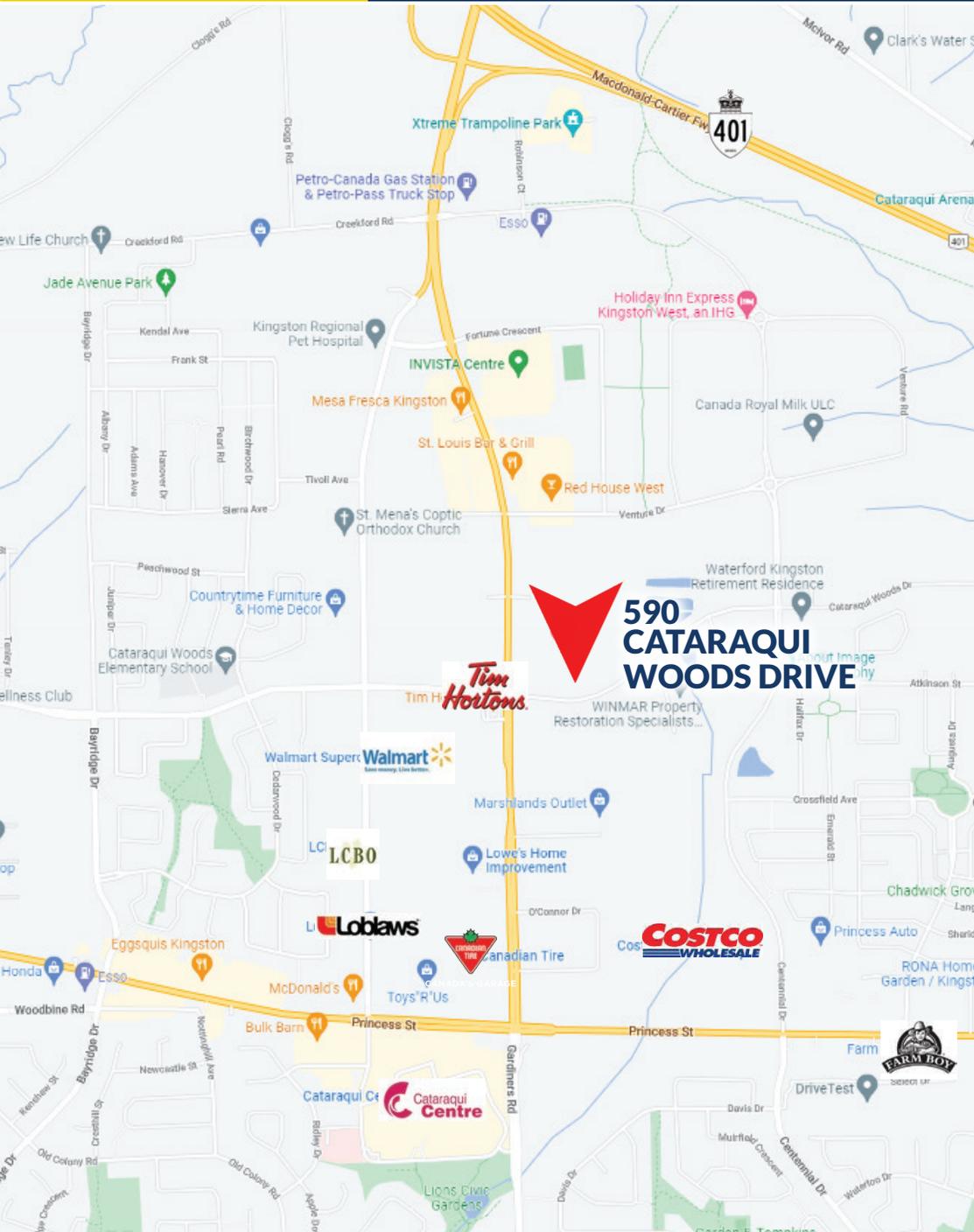
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## NEIGHBOURHOOD HIGHLIGHTS

### RESTAURANTS

- Red House West
- Quesada Burritos
- St. Louis Bar & Grill
- Limestone Kebab House

### FITNESS & RECREATION

- Fit4Less
- Planet Fitness
- Xtreme Trampoline Park

### GROCERY

- Loblaws
- Costco
- Farm Boy

### AMENITIES

- Lowe's
- Princess Auto
- Cataraqui Centre
- BMO, CIBC, RBC

## KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2017*
- Ranked #4** Top City in Ontario for Millennials *Point2Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*

