

FOR SALE

INDUSTRIAL / COMMERCIAL BUILDING



981 DIVISION STREET \$1,890,000

- Commercial / Industrial building for sale
- Zoning permits a wide variety of uses including manufacturing, processing, packaging, distribution, storage, warehousing and assembling
- Division Street is a major thoroughfare between the 401 and Kingston's downtown core
- With its proximity to Highway 401 and the new Waaban Crossing which connects the East and West approaches to the city, the property is in a high traffic strategic location for commercial use

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage

WWW.RTCR.COM

20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

613-384-1997

KOSTAS DOULAS
Broker of Record

✉ kdoulas@rtcr.com

ALEX ADAMS
Sales Representative

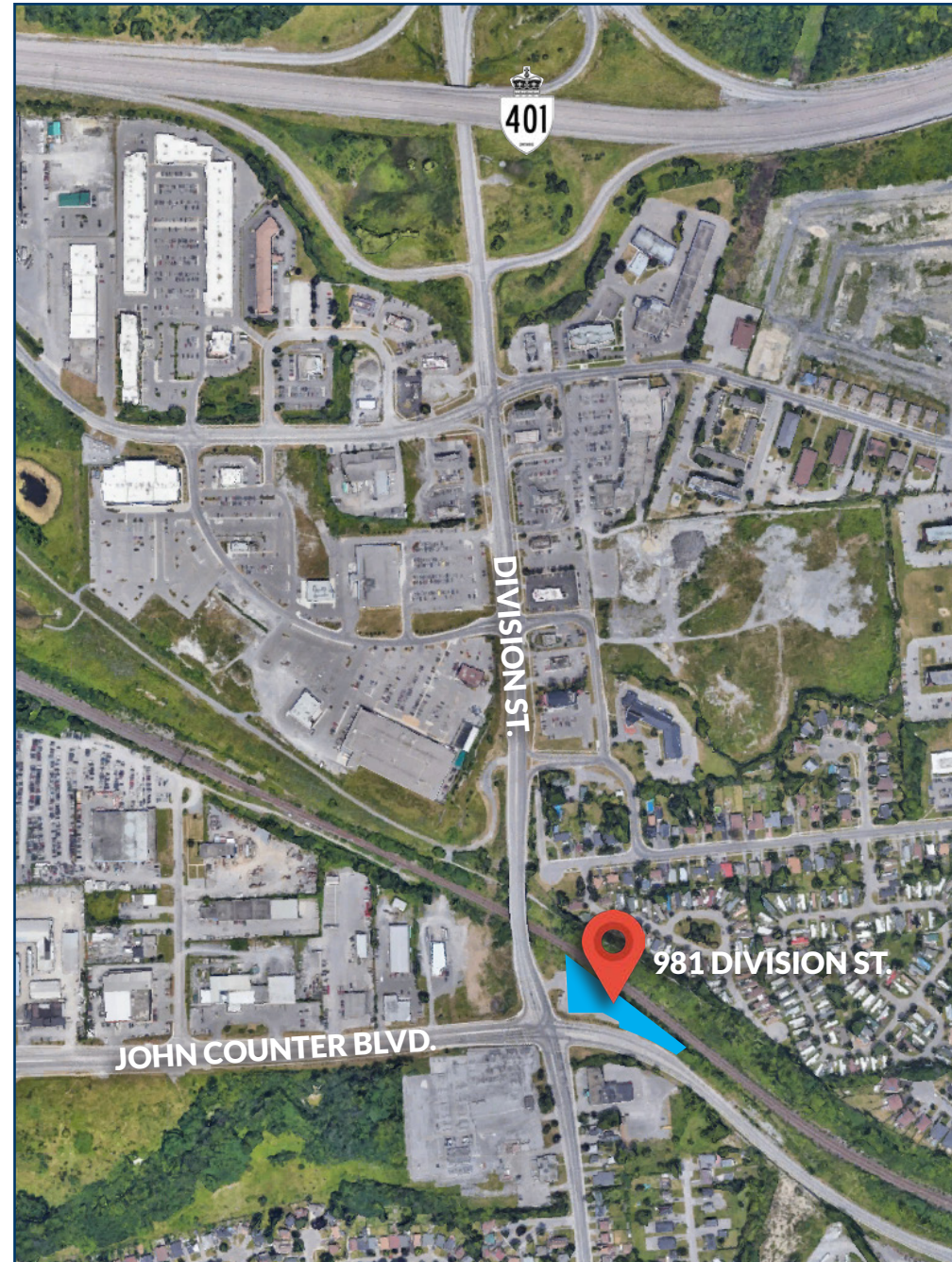
✉ aadams@rtcr.com

FOR SALE

981 DIVISION STREET KINGSTON

PROPERTY DETAILS

ADDRESS:	981 Division Street, Kingston, ON, K7K 4C8
PRICE:	\$1,890,000
PROPERTY TYPE:	Commercial/Industrial
SITE AREA:	0.779 Acres (33,938 SF)+/-
BUILDING AREA:	8,000 SF+/- (Showroom 6,000 SF+/- Warehouse 2,000+/-)
FRONTAGE:	197 Ft+/- (Division St.)
FRONTAGE:	568 Ft+/- (John Counter Blvd.)
ARN:	101104012006100
PIN:	360570441
LEGAL DESCRIPTION:	PT LT 7 CON WGR KINGSTON AS IN FR493426 EXCEPT PT 4 13R16417; KINGSTON ; THE COUNTY OF FRONTENAC
ZONING:	M2 (M1.237)
REALTY TAXES:	\$17,336.09 (2024)
HVAC:	Two 5-ton roof mounted units (2015 & 2019) & 1 ceiling gas fired unit in warehouse section
CONSTRUCTION:	Masonry, wood & steel
WALLS:	Stucco over concrete block
ROOF:	Flat roof portion is modified bitumin

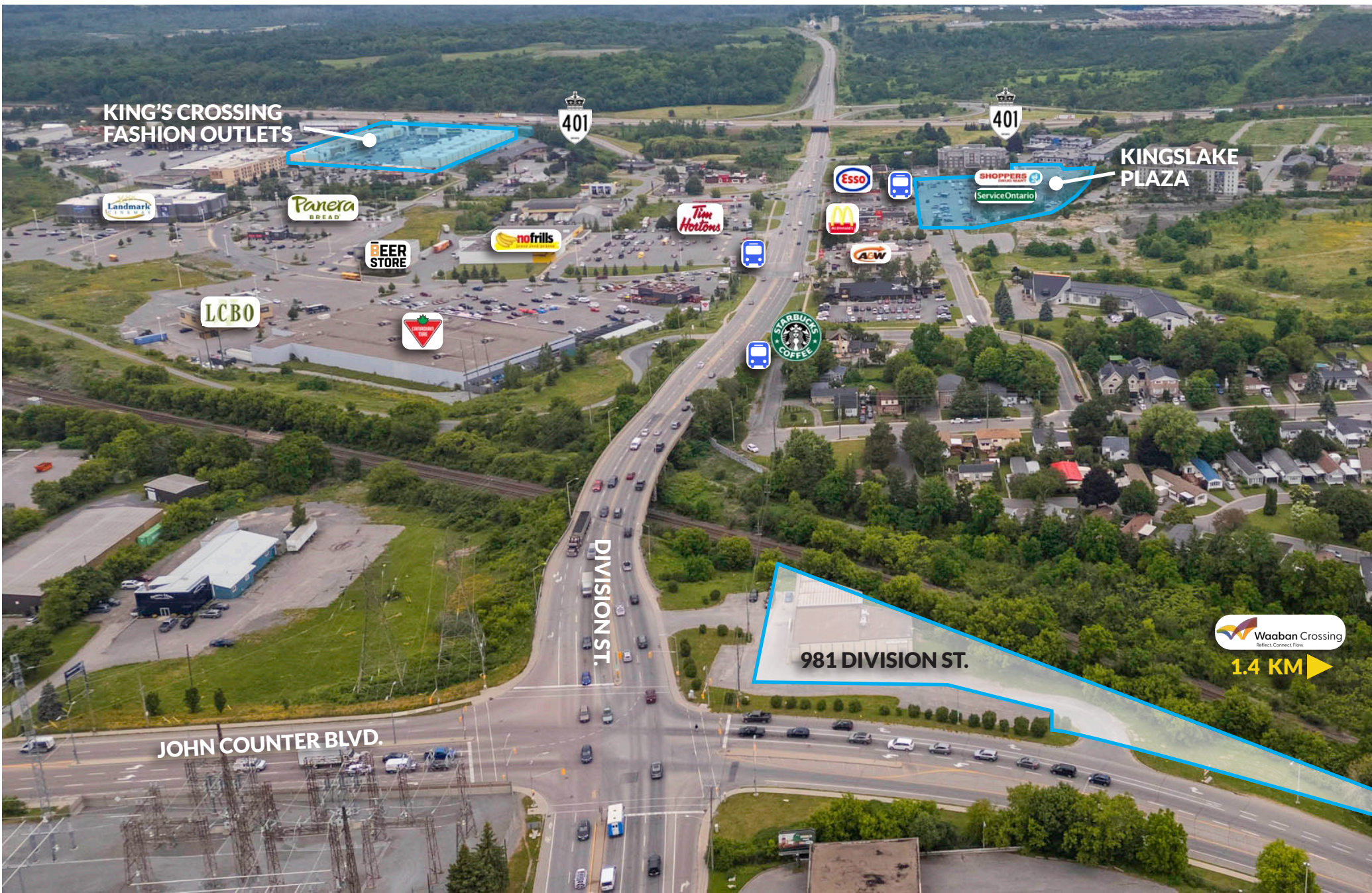


All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtrcr.com.

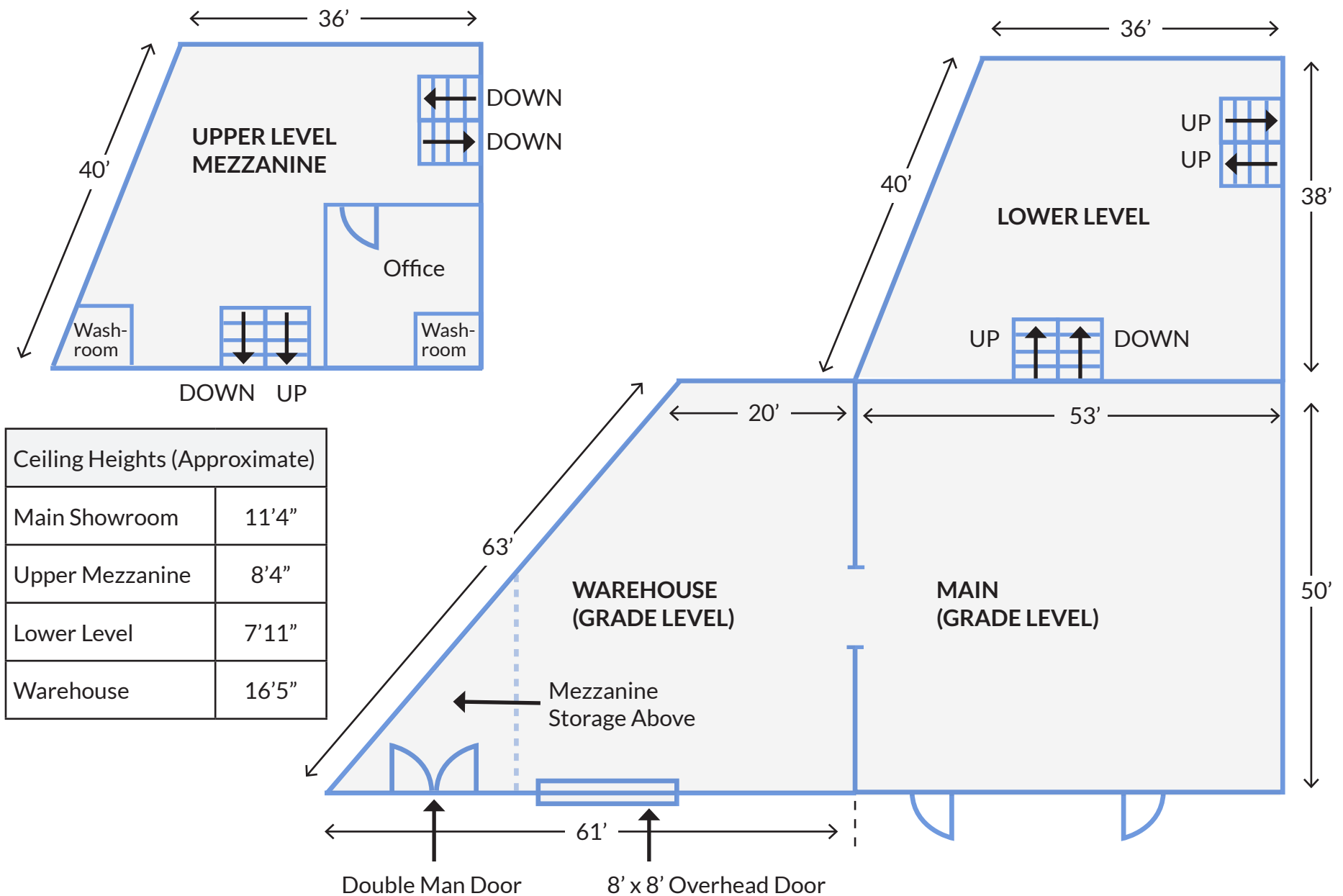
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Ceiling Heights (Approximate)	
Main Showroom	11'4"
Upper Mezzanine	8'4"
Lower Level	7'11"
Warehouse	16'5"



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South & East Facade



8x8 drive in door and main retail entrance



Double man door on West facade



Warehouse



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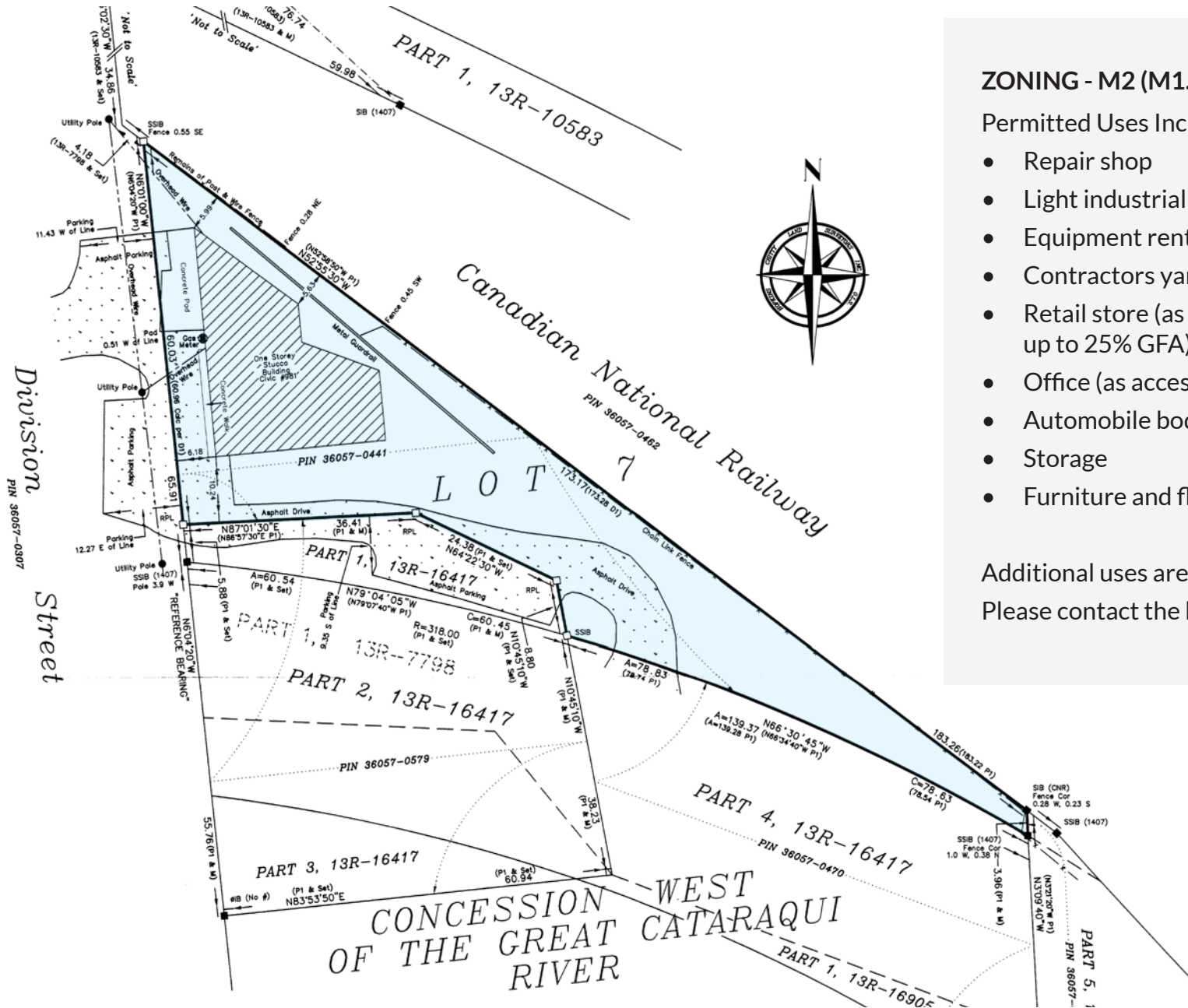
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ZONING - M2 (M1.237)

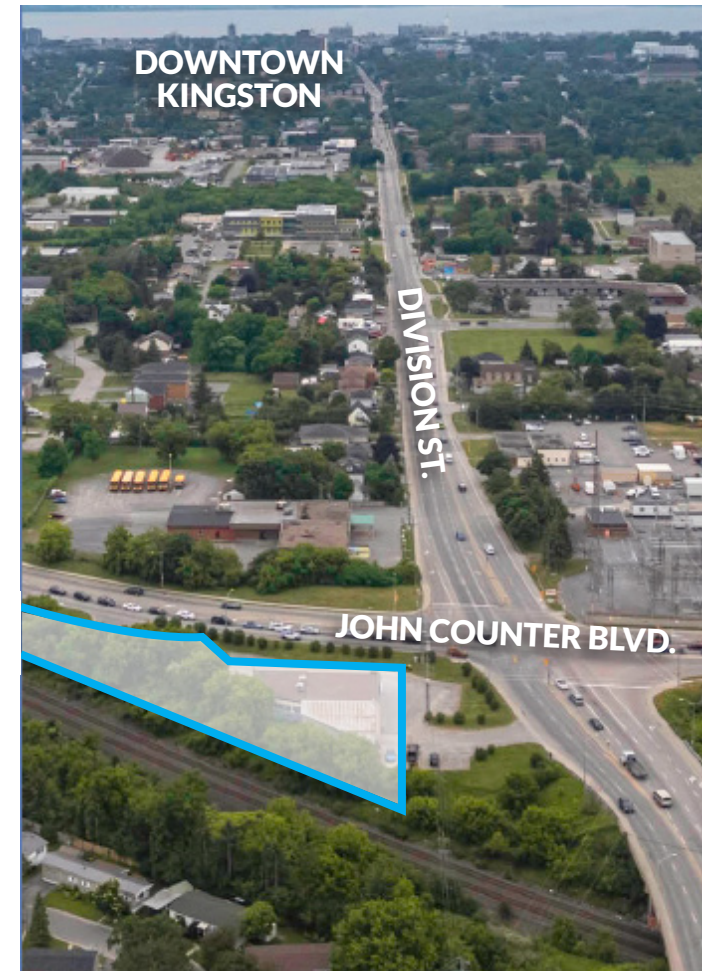
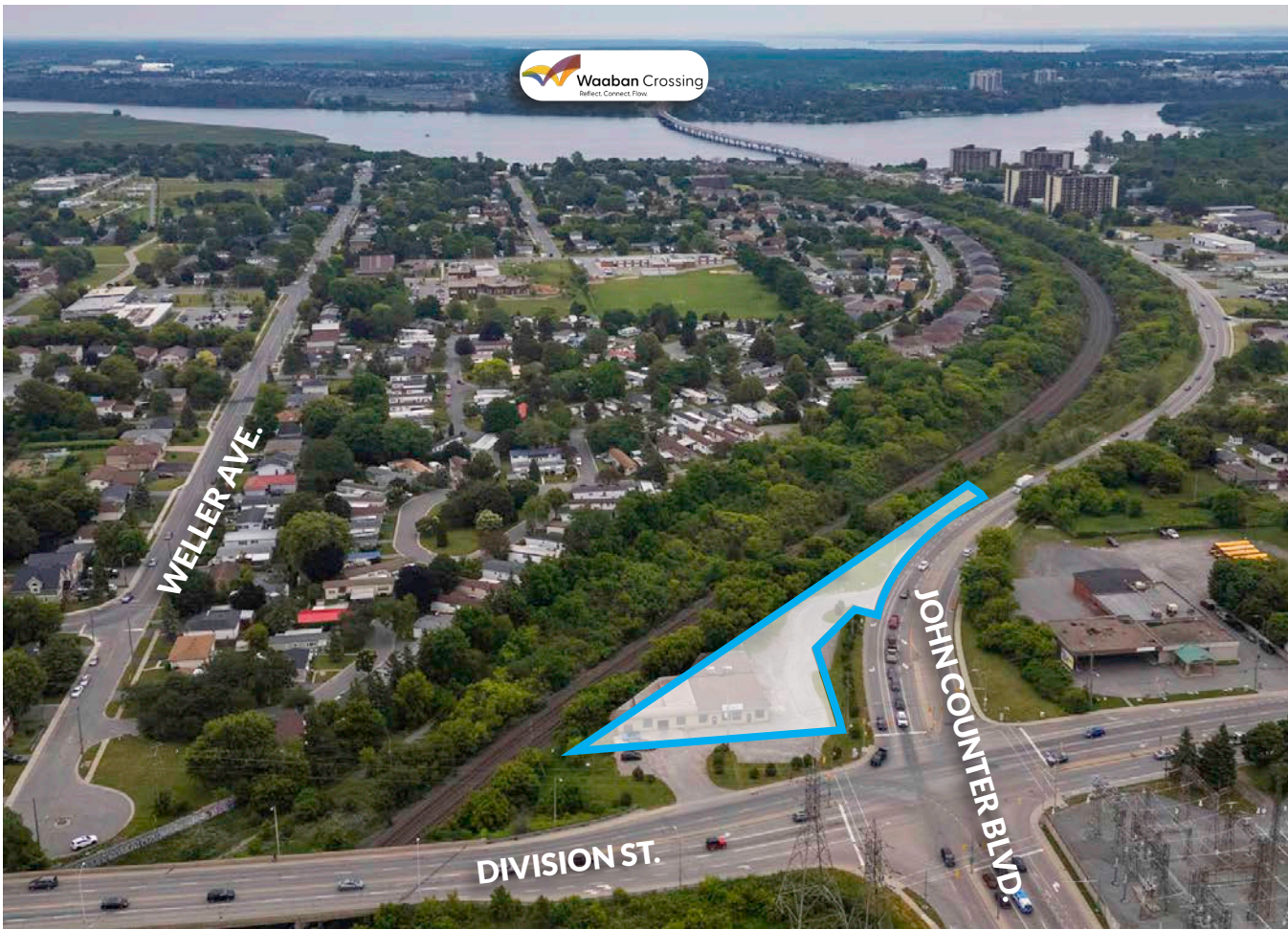
Permitted Uses Include:

- Repair shop
- Light industrial
- Equipment rental
- Contractors yard
- Retail store (as accessory to a permitted use up to 25% GFA)
- Office (as accessory use)
- Automobile body shop & repair shop
- Storage
- Furniture and floor or wall covering business

Additional uses are also permitted.

Please contact the listing agents for a full list.





- At the intersection of two major arterial roads (Division Street and John Counter Boulevard), 981 Division is centrally located, with convenient access to and from various parts of the city.
- Its proximity to the Waaban Crossing, which connects the east and west approaches to the city, has improved accessibility and transportation infrastructure, creating a vibrant business environment in the area.

- With the Kingslake Plaza, King's Crossing shopping area, and the Kingston Centre nearby, there are a variety of retail stores, supermarkets, and services available.
- Close to schools, colleges and Queen's University, many recreational facilities including parks and gyms, major bus routes and public transportation, the location is highly accessible.
- Additionally, a diverse range of restaurants and cafes, and proximity to healthcare facilities add to a supportive business environment.

