

162 DIVISION STREET

DEVELOPMENT OPPORTUNITY IN DOWNTOWN KINGSTON

FOR SALE



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

\$1,950,000

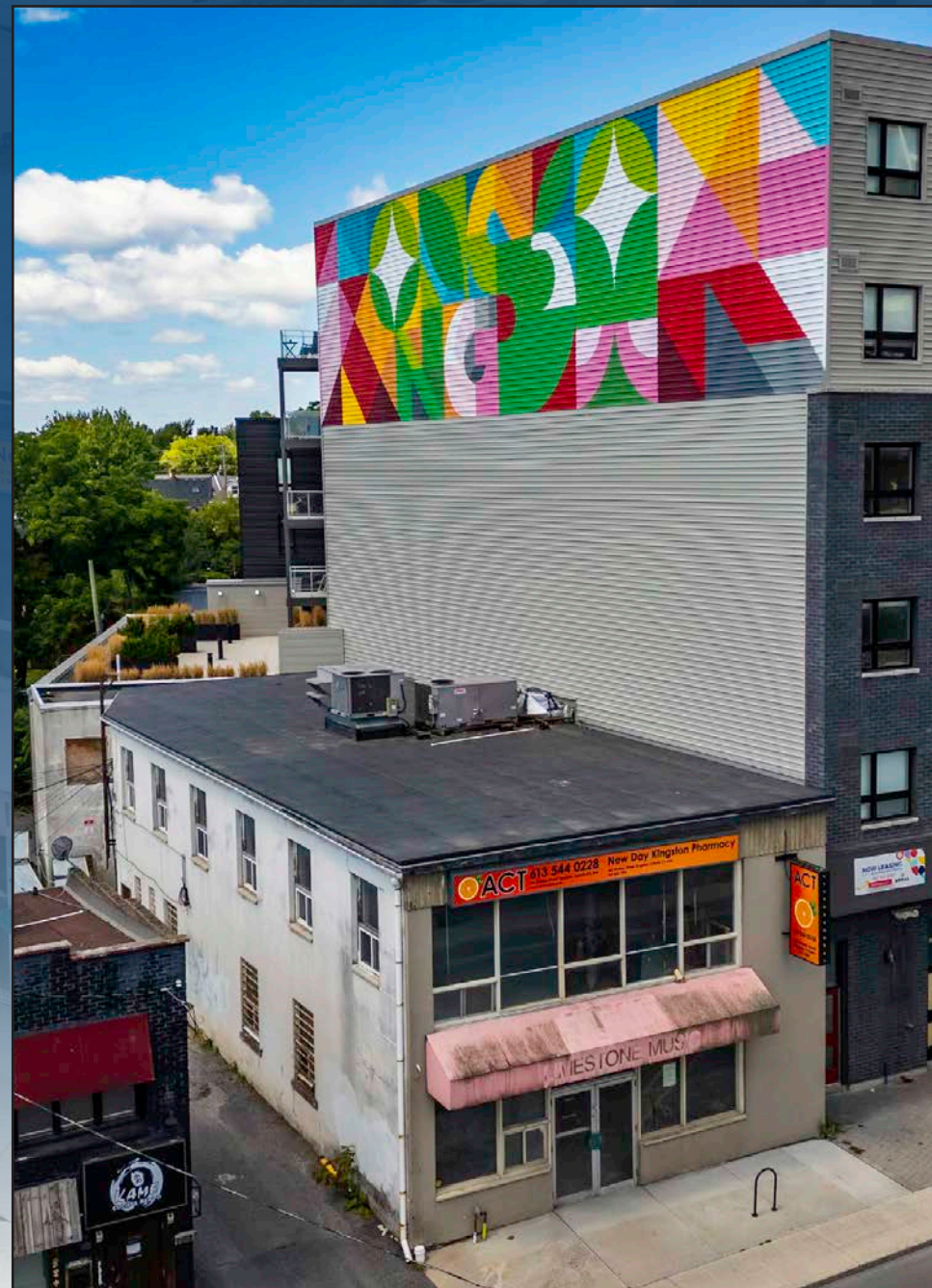
ALEX ADAMS
Sales Representative
aadams@rtcr.com
613-531-2539

20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1
613-384-1997 Ext. 15

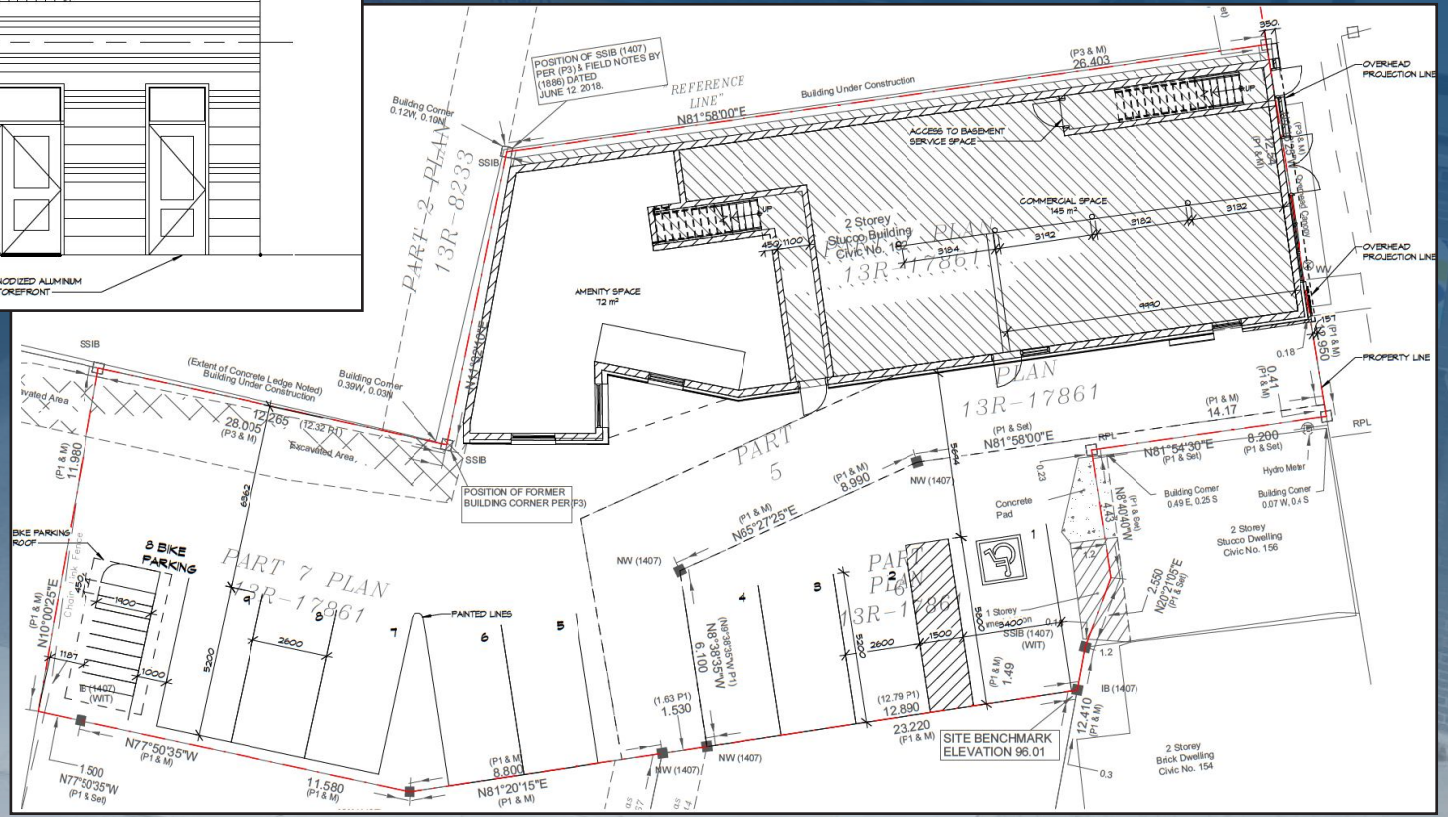
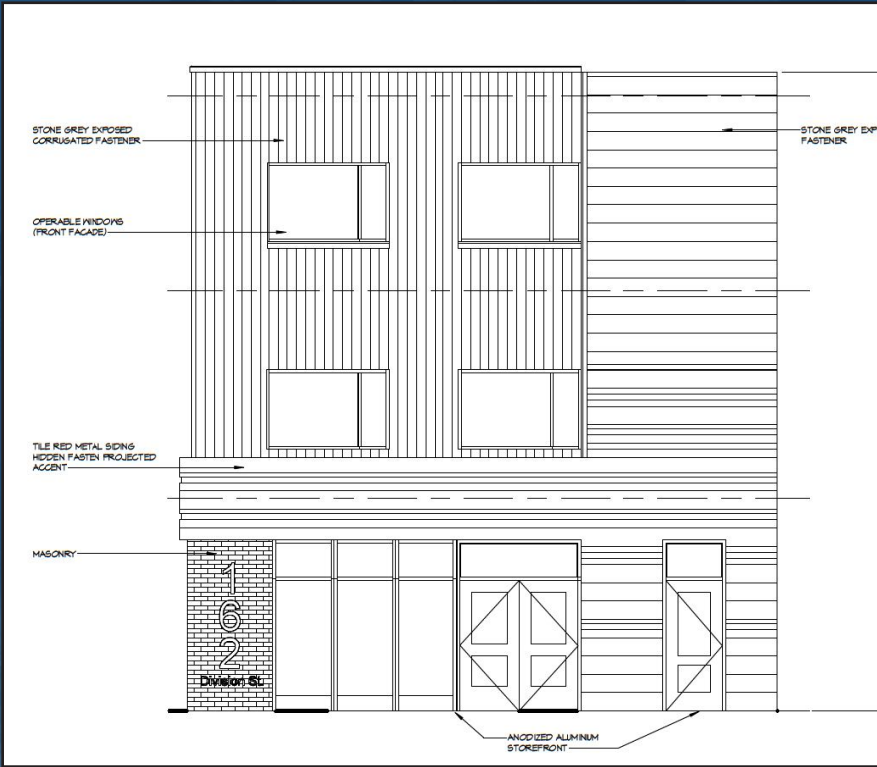
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SITE DETAILS

MUNICIPAL ADDRESS:	162 Division Street, Kingston, ON, K7L 3M6
ASKING PRICE:	\$1,950,000
PROPERTY TYPE:	Development opportunity consisting of a two storey building with concept plans to construct a third storey to create a mixed use building containing a commercial unit and 8 residential apartments. Additional storeys/development options may also be feasible.
BUILDING SIZE:	Total Above Grade = 4,800 SF Total Below Grade = 2,400 SF
LOT SIZE:	7,707 SF (0.177 acres)
HEATING:	Rooftop HVAC
ZONING:	Commercial CA
TAXES:	\$29,056.70 (2024)
LEGAL DESCRIPTION:	PT LTS 6-11, PL C15, PTS 5,6 & 7, 13R17861; S/T ROW In Favour Of The Owners Of PTS 1,2 & 9, 13R17861 Over PT 5, 13R17861 As In FC1967; S/T ROW In Favour Of The Owners Of PTS 4 & 8, 13R17861 Over PT 5, 13R17861 As In FC2144; Kingston; County Of Frontenac
PIN:	360360310
ARN:	101102014006800

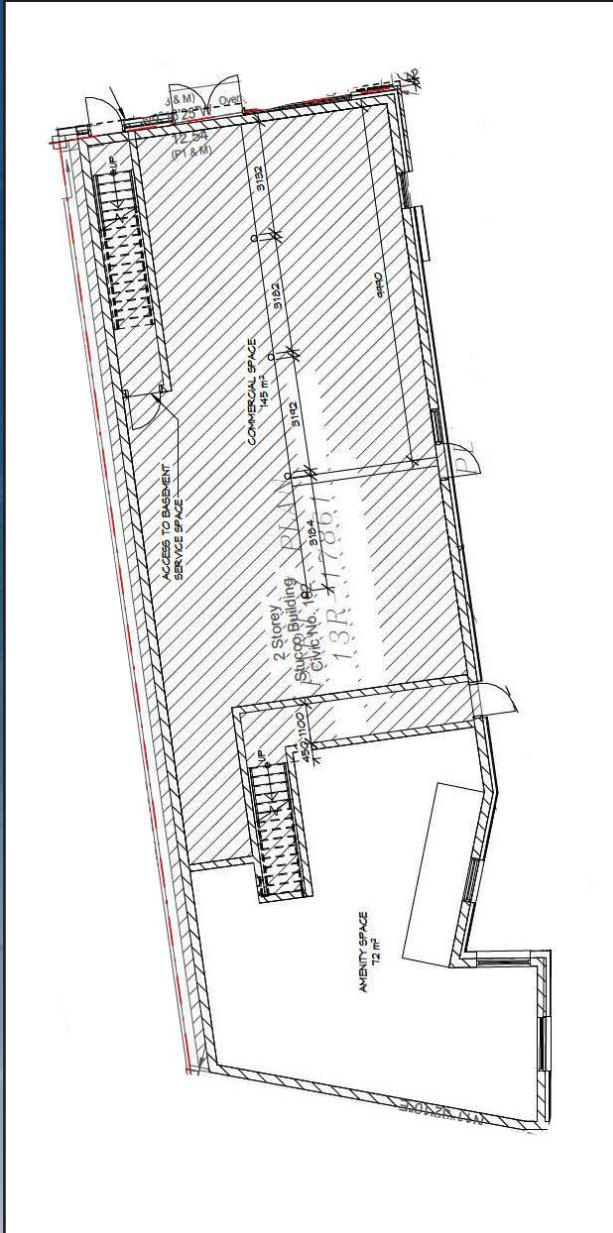


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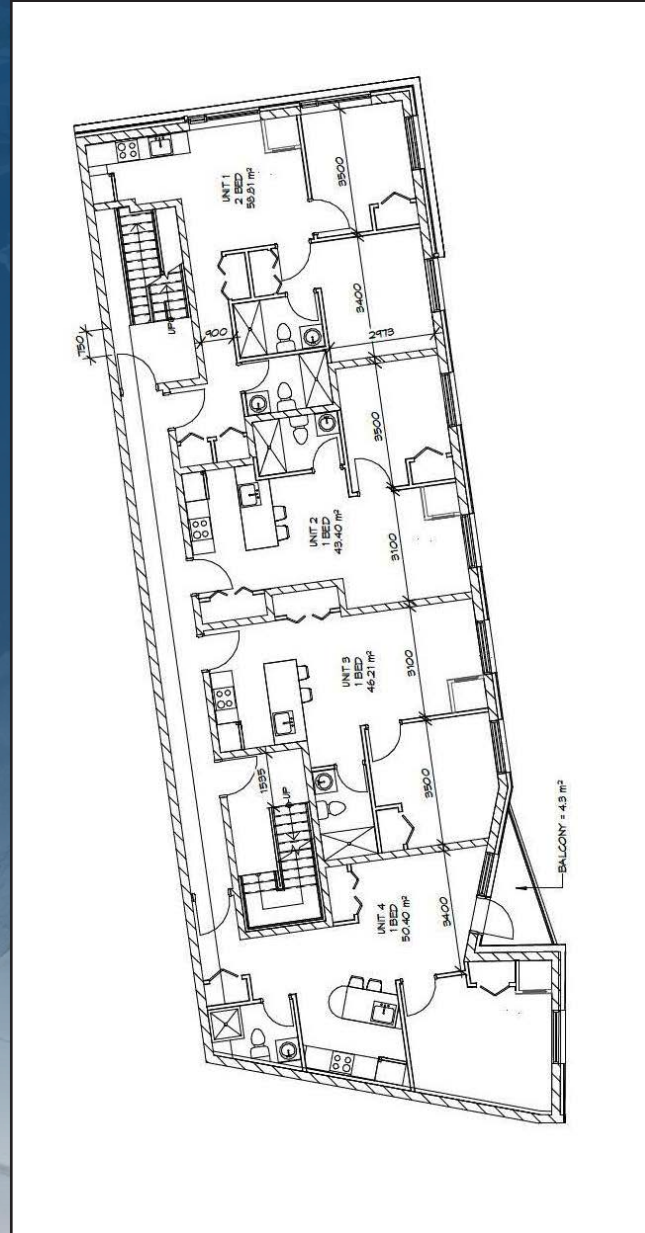


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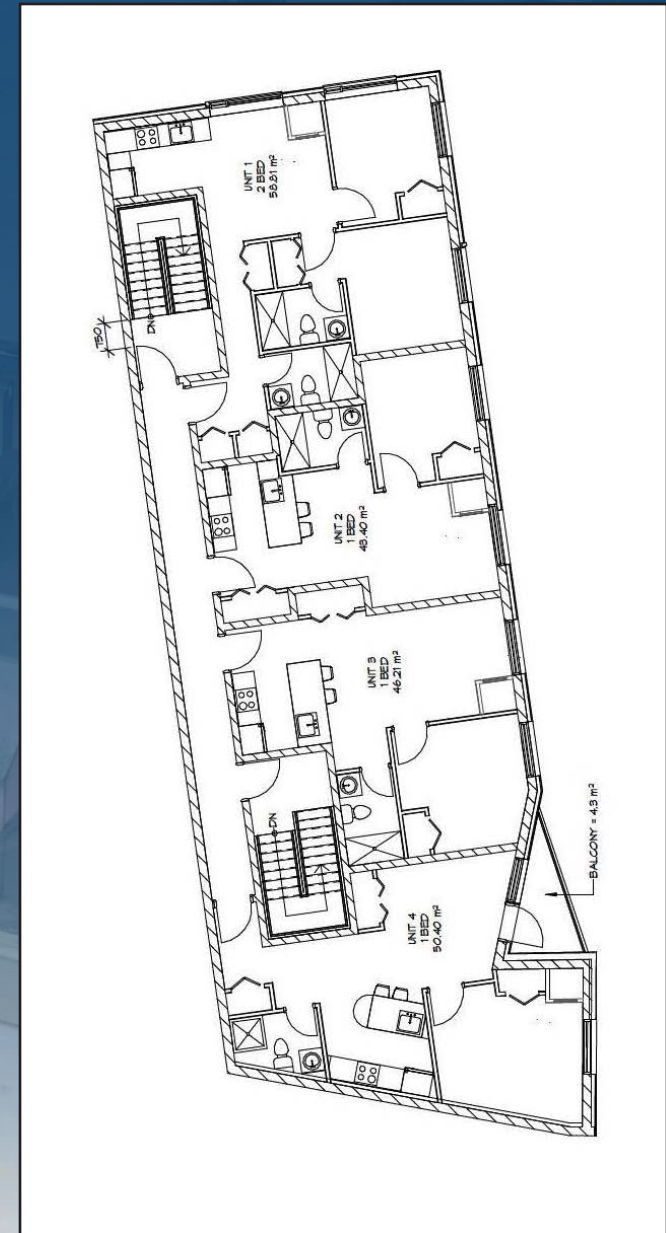
GROUND FLOOR



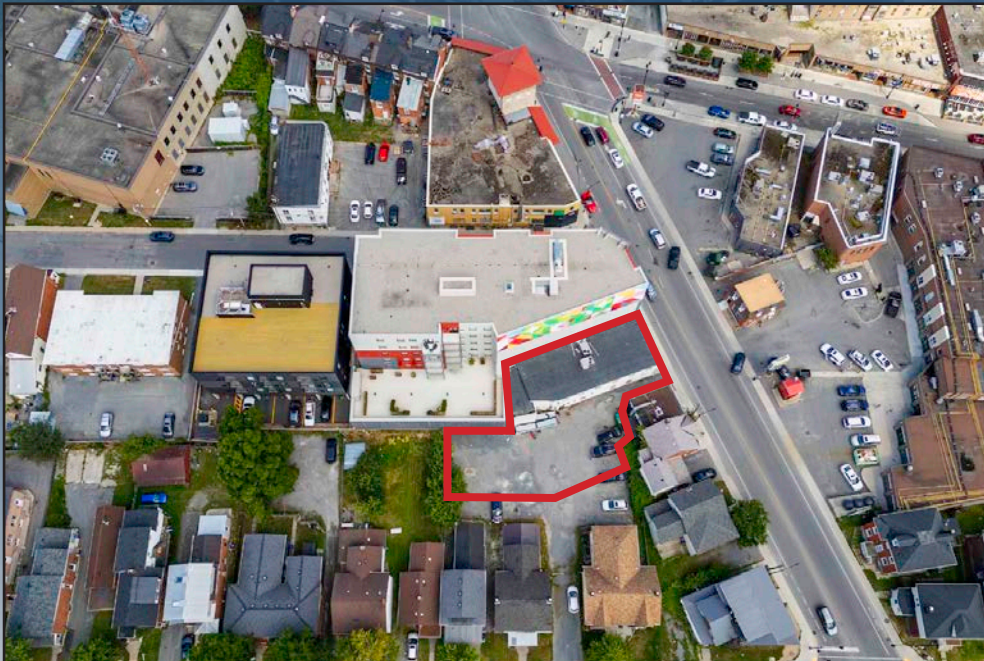
SECOND FLOOR



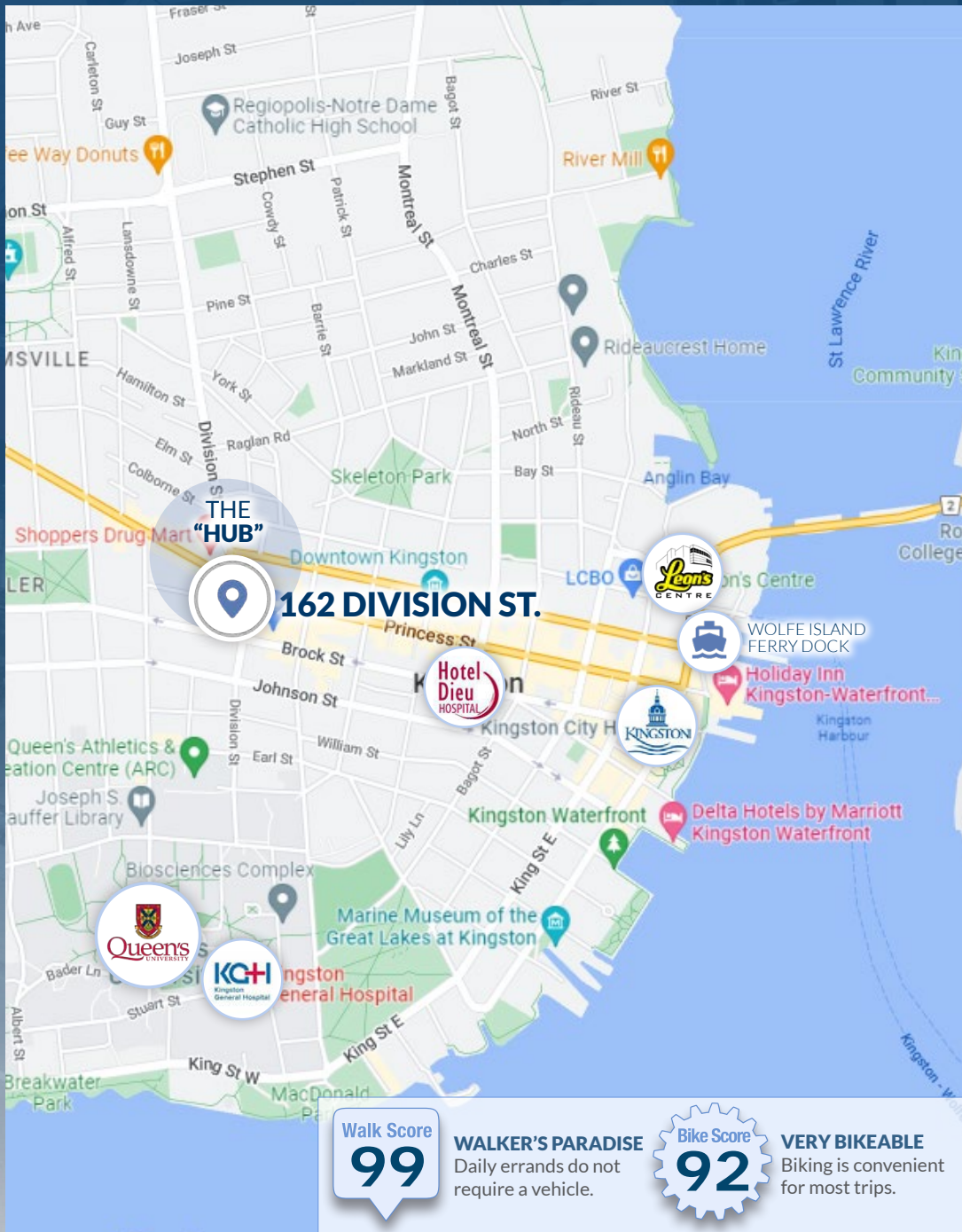
THIRD FLOOR



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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Meet Cuisine
- Copper Penny
- Minos
- The Grizzly Grill
- Geneva Crepe Bistro
- The Works

GROCERY

- Metro
- The Grocery Basket
- Food Basics

FITNESS & RECREATION

- Goodlife Fitness
- Artillery Park Fitness & Aquatic Centre
- Confederation Basin Marina
- Queen Street CrossFit
- Kingston's City Park
- Victoria Park

SCHOOLS

- Queen's University
- Central Public School
- Sydenham Public School