



FOR SALE

+/- 39.4 acre Land Investment Opportunity in Kingston, ON

Largest Remaining Privately Owned Parcel in Kingston's Rapidly Developing East-End

1501 Highway 15, Kingston, ON

THE OPPORTUNITY

Rogers & Trainor Commercial Realty (RTCR) is pleased to present 1501 Highway 15, Kingston, Ontario. This +/-40-acre parcel, featuring a 3,500 sq. ft. improvement, is strategically positioned near the edge of Kingston's urban boundary and presents a rare investment opportunity with future development potential.

Key advantages of this Site include:

- Arterial corridor frontage, facilitating connectivity to urban amenities and the 401 corridor.
- Adjacency to the St. Lawrence Business Park Expansion Lands and a proposed master-planned community.
- Proximity to diverse residential, commercial, and industrial zones.
- Proximity to the urban-rural interface, poised to benefit from future boundary expansions.

As one of the last substantial parcels available for private development in this high-growth area, 1501 Highway 15 offers a unique opportunity to capitalize on Kingston's projected population growth and increasing demand for housing and employment lands.

INVESTMENT HIGHLIGHTS



SITE AREA: +/-40 Acres with +/-555 ft of frontage along Highway 15. The site is improved with a 3,500 sq.ft residential dwelling.



EASY ACCESSIBILITY: - Prominent exposure along Highway 15 and 650 meters to Highway 401 providing excellent connectivity to municipal amenities and international markets.

- Proximity to diverse residential, commercial, and industrial zones.



STRONG MARKET FUNDAMENTALS:

- Rapid population growth forecasts necessitate strong demand for additional residential and commercial developments.
- Neighbourhood average price for Single Family Dwellings 0-5 yrs old in Yr. 2024 is \$920,000.
- Limited rental stock.
- High-demand for additional residential and employment developments to meet population growth forecasts.



DEVELOPMENT POTENTIAL:

- Proximity to Urban Boundary poised to benefit from potential future expansion.
- Adjacent to St. Lawrence Business Park Expansion Lands and a proposed master-planned community of 3,342 proposed units.



SITE DETAILS

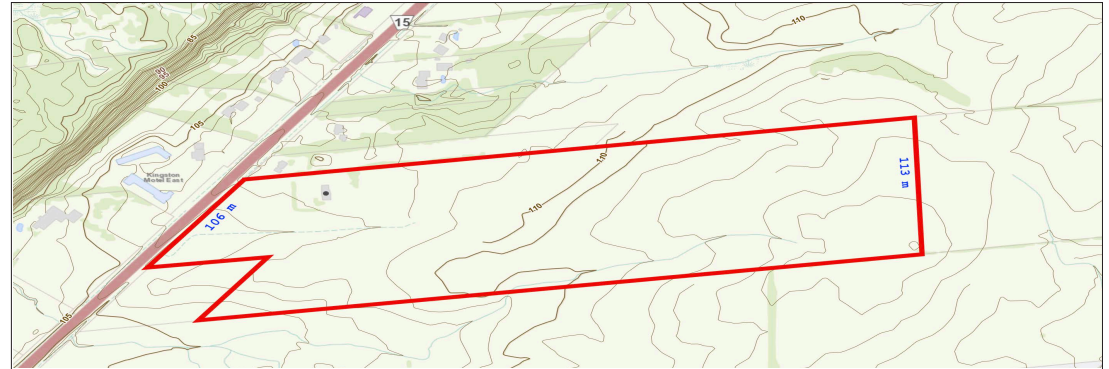
| | |
|-----------------------------|--|
| CIVIC ADDRESS: | 1501 Highway 15 Kingston, Ontario, K7L 4V3 |
| PROPERTY TYPE: | Future development site |
| LEGAL DESCRIPTION: | CON EGCR PT LOT C RP 13R18062 PART 1 |
| ROLL NUMBER: | 1011 090 050 02400 |
| PIN NUMBER: | 363390023 |
| CURRENT ZONING: | "RU" Rural |
| OFFICIAL PLAN: | Rural |
| SITE AREA: | +/- 39.42 Acres |
| SITE DIMENSIONS: | Frontage (Hwy 15 - West): 554.3 ft Depth (North): 2651.49 ft Depth (South): 2439.43 ft Rear (East): 670.03 ft |
| SITE SERVICES: | Hydro, Water (Well), Sanitary (Septic Bed) |
| 2024 PROPERTY TAXES: | \$3,287.34 |



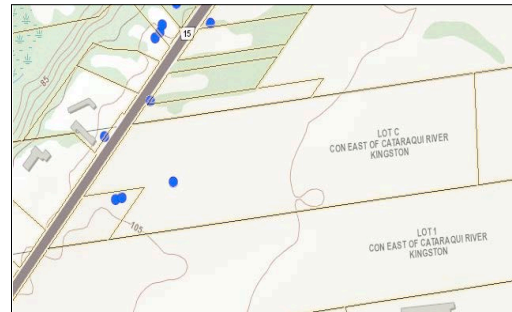
SITE INFLUENCES

The site consists predominantly of arable land with clay soil (Lansdowne Clay 55501431). The north and south boundaries are sparsely delineated with brush while the house is predominantly encircled (75%) with mature trees offering privacy.

ELEVATION: The property is +/- 113 m above sea level along its easterly limit with a gradual declining slope moving westerly toward Highway 15. For all intents and purposes, the site is treated as being flat.



WELL:

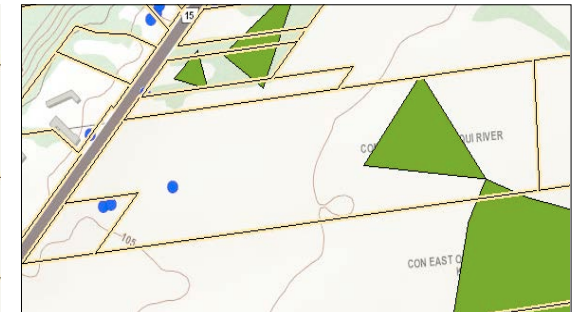


Well ID: 2202521
Location: NAD83 - Zone 18
Lat: 44.27962° | Lon: 76.43690°
Install: April 28, 1966
Rate: 12 GPM (1h)

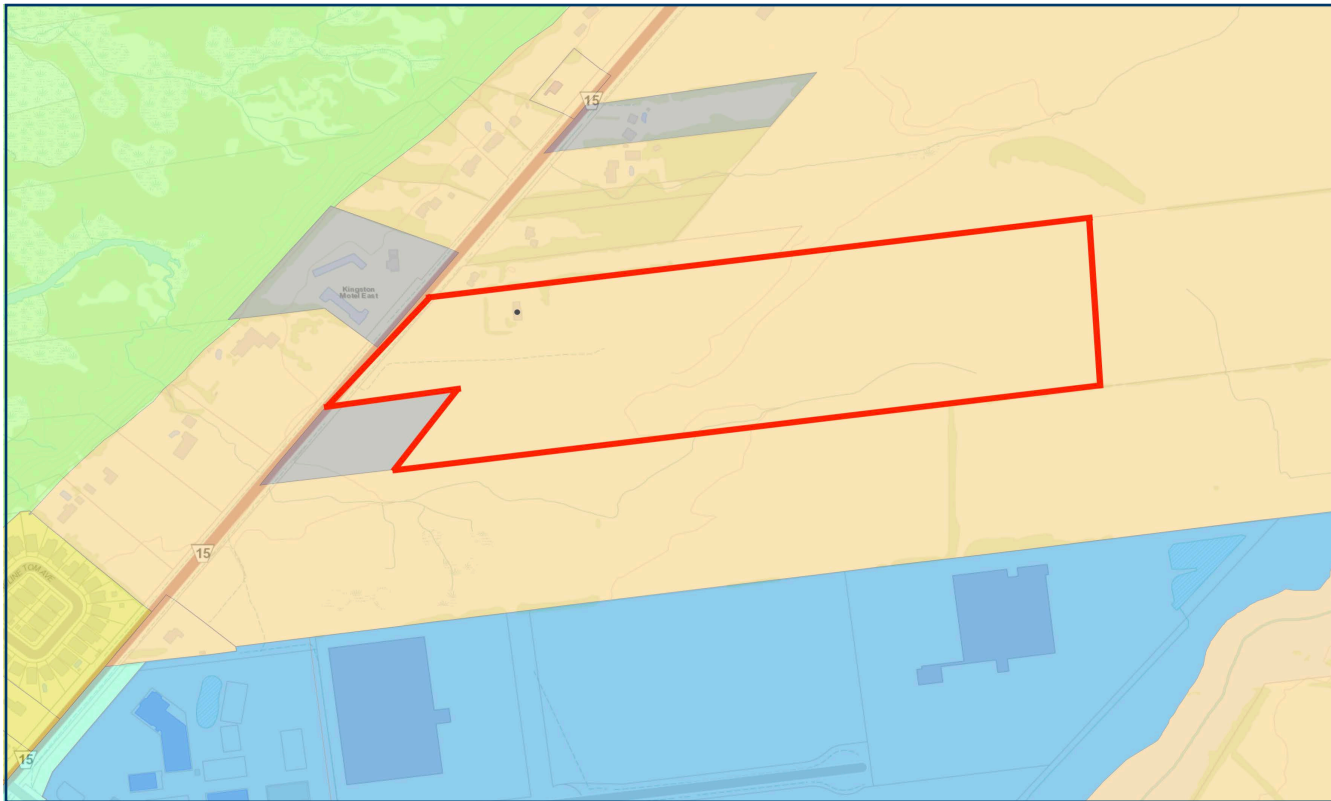
LEGEND:















- Well = Blue Dot
- Highly Vulnerable aquifer = Pink Stripes
- SGRA = Green

WATER PROTECTION:



- The property is not in a natural CRCA floodplain.
- The site is not affected by highly vulnerable aquifers.
- The site is not subject to significant groundwater research areas (SGRA) (Level 2 = low)
- Minor watershed infrastructure (south-easterly).



-  Commercial
-  Development Reserve
-  Employment
-  Environmental
-  Hamlet
-  Heritage
-  Institutional
-  Mixed Use
-  Open Space
-  Residential
-  Rural
-  Rural Industrial
-  Transportation and Utilities
-  Not Subject to this By-law

The site is zoned “RU” Rural under Kingston Zoning By-Law 2022-62

Permitted Uses under RU zoning are as follows:

- Single detached houses
- Duplexes
- Semi-detached houses
- Agricultural sales establishments
- Agricultural use
- Agri-tourism
- Animal care
- Banquet halls
- Building supply stores
- Campgrounds
- Cemeteries
- Community centres
- Creativity centres
- Clubs
- Day care centres
- Elementary schools
- Feedmills
- Fitness centres
- Forestry use
- Garden centres
- Gas stations
- Grocery stores
- Hotels
- Kennels
- Laundry stores
- Libraries
- Marinas
- Museums
- Offices
- Outdoor storage
- Personal service shops
- Places of worship
- Recreation facilities
- Recreational vehicle sales establishments
- Repair shops
- Restaurants
- Retail stores
- Rural use
- Secondary schools
- Special needs facilities
- Training facilities
- Wellness clinics



SITE IMPROVEMENTS

The site is improved with a +/- 3,500 sq.ft 2-Storey 4-Bed/2.5-Bath detached residential dwelling built circa 1966. Various upgrades were completed circa 2010 including but not limited to exterior siding, windows, kitchen cabinetry, flooring, and more.



RESIDENTIAL DWELLING

| | |
|------------------------|---|
| STRUCTURE: | 2-Storey Single Family Detached |
| YEAR BUILT: | 1966 |
| BEDROOMS (AG): | 4 (Above Grade) |
| BATHROOMS (AG): | 2 Full ; 1 Half |
| MEASUREMENTS: | First Floor: 1,450 sf |
| | Second Floor: 1,001 sf |
| | Basement: 1,060 sf |
| | Total Area Above Grade: 2,451 sf |
| | Total Area Above and Below: 3,511 sf |
| GARAGE: | Attached; 2-Door; 490 sf; Poured Concrete |

STRUCTURAL DETAILS

| | |
|------------------------|---|
| SUBSTRUCTURE: | Poured concrete with concrete block walls |
| SUPERSTRUCTURE: | Wood frame |
| EXTERIOR: | Wood Siding (+/- Yr 2010) |
| WINDOWS: | Vinyl |
| ROOF: | Asphalt Shingles |

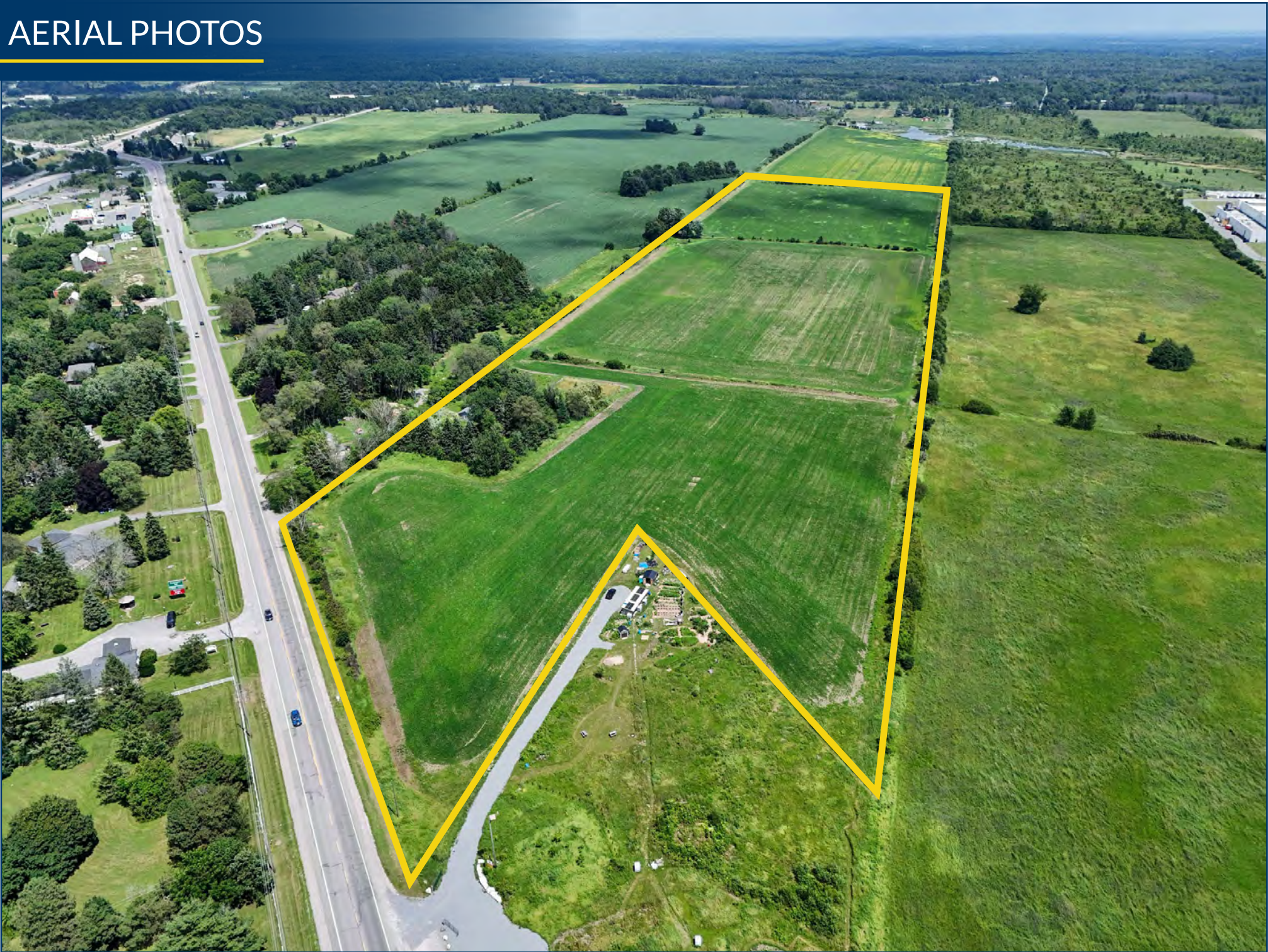
SYSTEMS

| | |
|---------------------|---|
| HEATING: | <ul style="list-style-type: none">• Oil-fired hot water boiler with copper pipes• Fireplace (Wood)• Boiler:-Lennox COWB2 G20 Series Unit -Model 03E100 Serial Number 469900003 -AFUE 84.4 Heating Capacity 117 MBH• Oil Tank:- Fiberglass Tank; Outdoors (Replaced circa 2019) |
| WATER: | <ul style="list-style-type: none">• Well -ID Number: 2202521 (Completed April 28, 1966)• Water Treatment-UV Light System (Sterilight) -Water Softener (VectaPure 360 Reverse Osmosis) |
| HOT WATER: | <ul style="list-style-type: none">• Water Heater-John Wood ProLine (Commercial Grade) – owned -Replaced circa 2018/2019 |
| SANITARY: | <ul style="list-style-type: none">• Septic Bed |
| ELECTRICAL: | <ul style="list-style-type: none">• 200 A (Breakers) |
| SUMP PUMP: | <ul style="list-style-type: none">• Existing |
| CENTRAL VAC: | <ul style="list-style-type: none">• Existing |

AERIAL PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS





ST. LAWRENCE BUSINESS PARK

St. Lawrence Business Park is located in the east end of Kingston, approximately 2 km south of Highway 401, and minutes away from the Waaban Crossing (the Third Crossing), which connects the east and west approaches to the city. With state-of-art infrastructure, the business park accomodates general and prestige industrial uses, as well as limited commercial and service-related uses. The business park accomodates a wide range of businesses including manufacturing and assembling operations, processing plants, warehousing and distribution facilities, and business/professional offices. The area has good transit, cycling and walking paths, a variety of restaurants, health & fitness facilities, and a new hotel.

GREENWOOD PARK NEIGHBOURHOOD

- This east-end neighbourhood is the largest in Kingston by landmass.
- Its proximity to Royal Military College of Canada, and Fort Henry provides a unique educational and cultural facet to the area.
- Considered one of Kingston's fastest growing communities, Greenwood Park offers various schooling options and recreational facilities, as well as a growing commercial sector providing ample employment opportunities.



5 public schools, 5 Catholic schools, 2 private schools nearby



8 sports fields, 2 playgrounds, community center in area



Many transit stops nearby, including rail transit stop less than 5 km away



COMMUNITY AMENITIES AND SERVICES

LEGEND

RETAIL

- 1** RIDEAU SHOPPING CENTRE
 - Food Basics
 - Starbucks
 - LCBO
 - St. Louis Bar & Grill
 - Kawartha Credit Union
 - Pet Valu
- 2** RIDEAU TOWN CENTRE
 - TD Bank
 - Freshii
 - Global Pet Foods
 - Dollarama
 - Your Independent Grocer
 - Fat Bastard Burrito Co.

PARKS & RECREATION

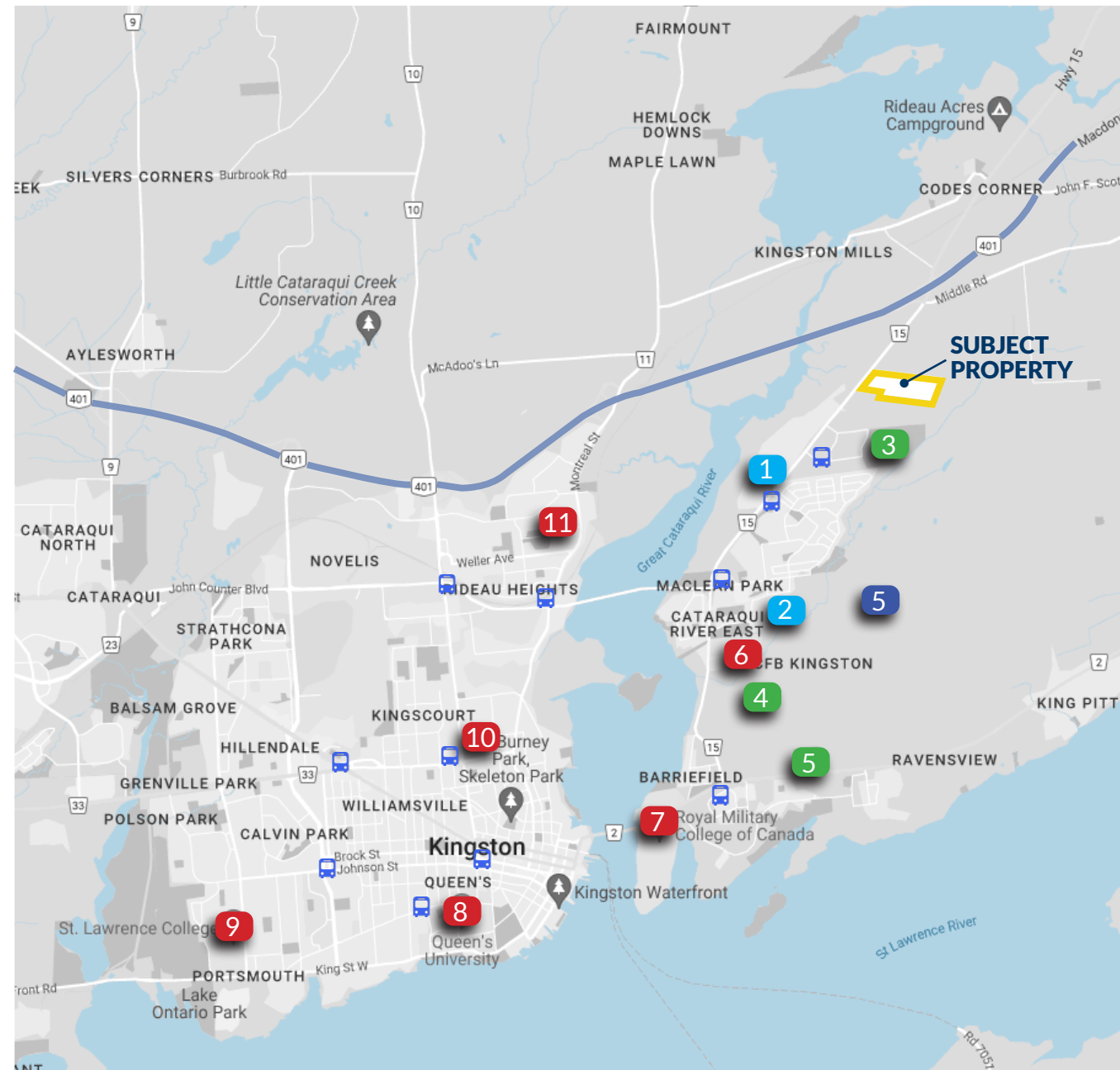
- 3**
 - Kingston Raquet Centre
 - Pittsburgh Soccer Fields
 - John Machin Soccer Park
 - Balsam Hall Equestrian Centre
- 4** • CFB Kingston Softball field
- 5** • Garrison Golf Club

SCHOOLS

- 6** • Lasalle Secondary School
- 7** • Royal Military College
- 8** • Queen's University
- 9** • St. Lawrence College
- 10** • Regiopolis-Notre Dame High School
- 11** • Rideau Heights Public School



TRANSIT



PLAN of SURVEY of
Part of LOT C, CONCESSION EAST of the GREAT CATARAQUI RIVER
 Geographic Township of Pittsburgh
CITY OF KINGSTON
 COUNTY OF FRONTENAC

SCALE = 1:2000

HOPKINS & CORMIER SURVEYING LIMITED
 -2005-



METRIC
 Distances Shown on This
 Plan are in Metres and
 can be Converted to Feet
 by Dividing by 0.3048

I REQUIRE THIS PLAN TO BE
 DEPOSITED UNDER THE
 REGISTRY ACT.

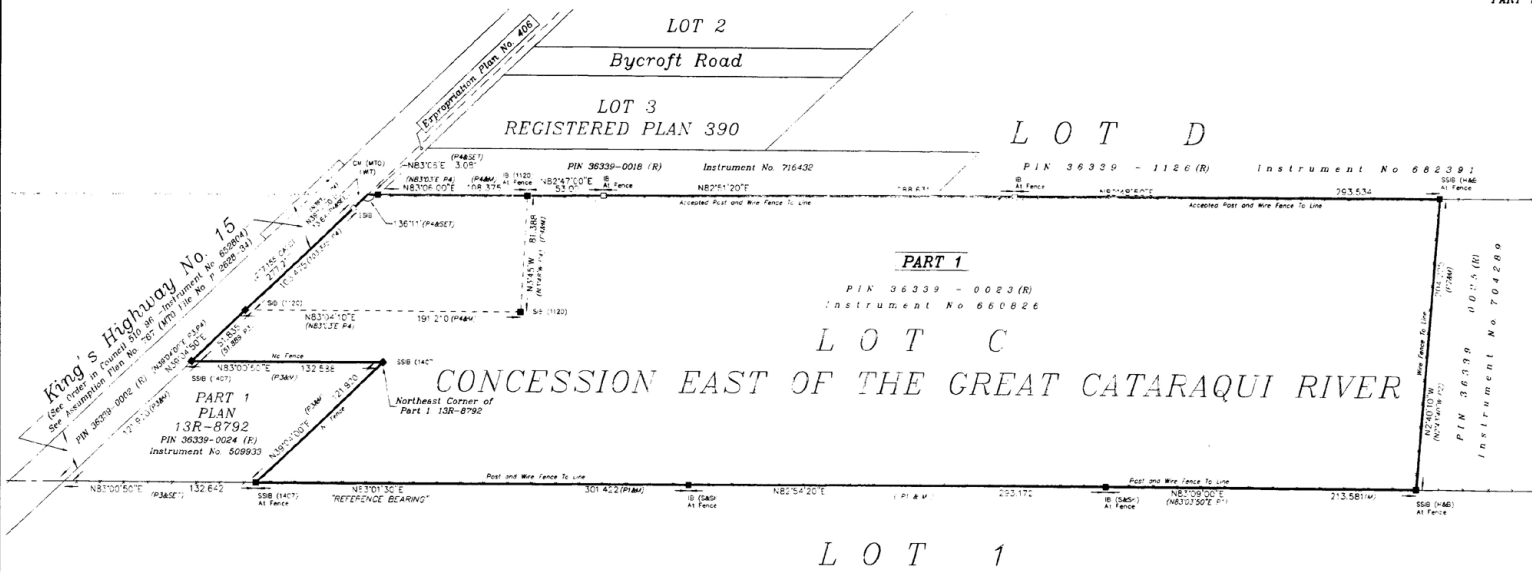
PLAN 13R-18062
 RECEIVED AND DEPOSITED
 DATE Oct 12, 2005

 SIGNATURE
 PHILIP W. CHITTY
 ONTARIO LAND SURVEYOR

LAND REGISTRAR FOR THE
 REGISTRY DIVISION OF
 FRONTENAC (No. 13)

| SCHEDULE | | | | | |
|----------|-----------|----------|-----------|----------------|------------|
| PART | LOT | CON. | INST. No. | PIN No. | |
| 1 | Part of C | E.C.C.R. | 660826 | 36339-0023 (R) | 15.941 Ha. |

PART 1 COMPRISES ALL OF PIN 36339-0023(R)



- LEGEND:**
- SSIB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN
- denotes Planted Survey Monument
 - Found Survey Monument
 - SIB - Standard Iron Bar
 - SSIB - Short Standard Iron Bar
 - IB - Iron Bar
 - IBR - Iron Bar (round)
 - RB - Rock Bar
 - AP - Rock Post
 - (WIT) - Witness
 - (M) - Measured
 - (R.P.) - Registered Plat.
 - (SP) - Hydro. Post
 - (PI) - Reference Plan 13R-16436
 - (72) - Plan B. (H&B) dated Nov 19, 1971
 - (74) - Reference Plan 13R-8792
 - (74) - Plan of Survey by (1120) dated July 7, 1966
 - (H&B) - Humphries & Burgham - O.L.S.
 - (1120) - James A. Munnes - O.L.S.
 - (1407) - M. Peter Allen - O.L.S.
 - (S&S) - Smith & Smith - O.L.S. - Kingston
 - (CM) - Concrete Monument
 - (XTD) - Ministry of Transportation - Ontario

BEARING NOTE:

BEARINGS ARE ASTRONOMICAL AND ARE REFERRED TO PART OF
 OF THE NORTHERLY LIMIT OF PART 1 REFERENCE PLAN
 13R-16436 HAVING A BEARING OF N83°05'00\"/>

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT

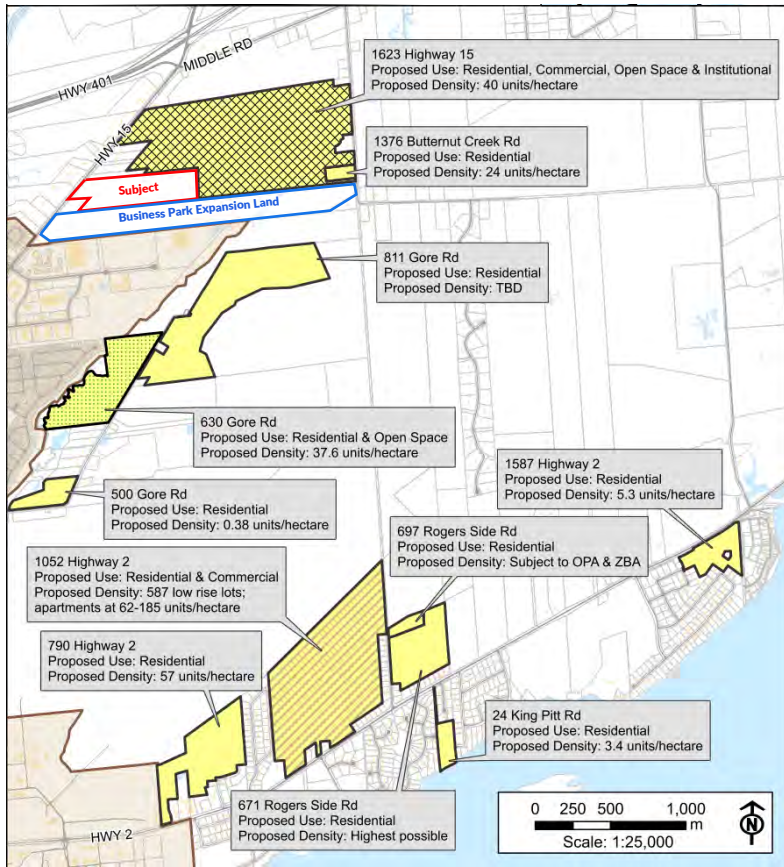
- This Survey and Plan are correct and in accordance with the SURVEY ACT, the SURVEYORS ACT and the REGISTRY ACT and the REGULATIONS made under them.
- The SURVEY was completed on the 5th day of October, 2005.

HOPKINS & CORMIER SURVEYING LIMITED
 DATE: OCTOBER 12, 2005

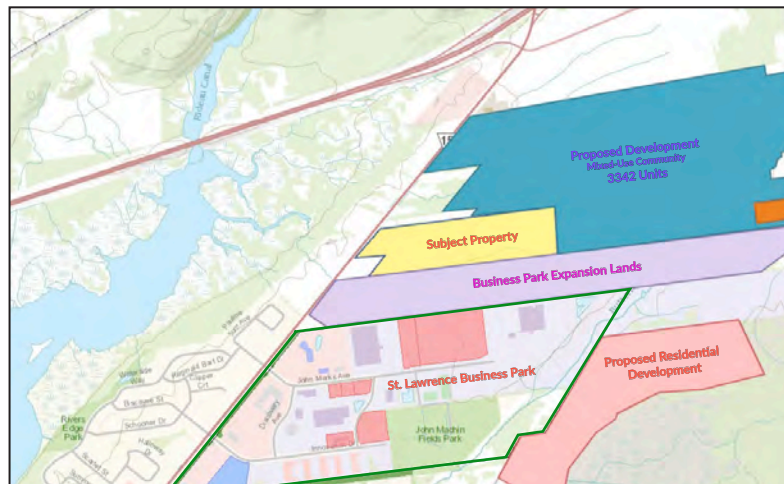
 PHILIP W. CHITTY O.L.S.

| | | | |
|---|---------------|--|--------------|
| Party Chg. #N | Instrument #W | Checked By: PFC | Plan By: PFC |
| HOPKINS & CORMIER SURVEYING LIMITED Ontario & Canada Land Surveyors www.hopkinscormier.com | | | |
| 634-636 NARRIS COURT KINGSTON, ONTARIO K7L-2R9 Tel: (613) 364-8266 Fax: (613) 364-3513 | | PROJECT No. 2005-258 LOT C, CONCESSION E.C.C.R. TOWNSHIP OF PITTSBURGH | |

URBAN BOUNDARY & DEVELOPMENT



*Source: City of Kingston Planning Services, May 7, 2024, Report #24-072



Kingston's population is projected to increase from 154,100 in 2021 to 220,900 by 2051, requiring 29,300 new housing units and generating 33,400 new jobs. The current Official Plan's target of 141,500 residents by 2036 has been exceeded, necessitating strategic planning by the City.

Employment is forecasted to reach 113,900 jobs by 2051, growing at 1.2% annually, primarily in commercial, institutional, remote work, and export-oriented sectors.

Watson & Associates; draft assessment (Report Number 23-016) indicates a significant shortfall in residential and employment lands, recommending urban boundary expansion of 340 hectares for residential and 320 hectares for employment use by 2051.

The St. Lawrence Business Park Expansion Lands, a 90-acre city-owned parcel immediately adjacent to the subject property, is targeted for inclusion in the employment lands inventory. The City has initiated Official Plan and Zoning By-Law amendments to adjust the urban boundary accordingly.

Per Report Number 23-072, the City received notices of intent from property owners for an urban boundary Official Plan Amendment to be considered in conjunction with the City's Official Plan Project.

Report Number 24-072 summarizes notices of intent received from property owners for an urban boundary OPA to be considered in conjunction with the City's OP project.

The subject property's strategic location presents significant potential for future value appreciation and land-use intensification.

Its position is advantageous for several reasons:

PROXIMITY TO PLANNED URBAN EXPANSION: The property is situated north of the City's Business Park Expansion Lands, an area targeted for inclusion within the Urban Boundary.

ADJACENT TO PROPOSED DEVELOPMENTS: Nearby property owners have submitted notices of intent for inclusion within the urban boundary, signaling future residential, commercial, and institutional developments in the vicinity.

MASTER-PLANNED COMMUNITY: The subject property is immediately south of a proposed master-planned community, further enhancing its potential for complementary development.

These factors collectively indicate a trajectory of urban growth and development in the surrounding area. As such, the subject property is well-positioned to benefit from long-term value appreciation and potential future land-use intensification initiatives, aligning with the broader urban development strategy of the region.

DEVELOPMENTS

PROPOSED DEVELOPMENTS (Notices of Intent)

| ADDRESS | DISTANCE TO SUBJECT (KM) | SITE AREA (A) | PROPOSED DENSITY (UNITS/A) | TOTAL UNITS | PROPOSED USE |
|-------------------------|--------------------------|---------------|----------------------------|-------------|---|
| Subject Property | 0 | 39.42 | - | - | - |
| 1623 Highway 15 | 0-adjacent | 206.4 | 16.19 | 3342 | Residential, Commercial, Open Space & Institutional |
| 811 Gore Rd | 0.42 | 94.63 | - | - | Residential |
| 1367 Butternut Creek Rd | 0.84 | 4.48 | 9.71 | 44 | Residential |
| 630 Gore Rd | 1.16 | 32.96 | 15.22 | 502 | Residential & Open Space |
| 500 Gore Rd | 1.90 | 12.84 | 0.15 | 2 | Residential |
| 1052 Highway 2 | 3.33 | 73.76 | 25.10-74.88 | 1851-5523 | Residential & Commercial |
| 697 Rogers Side Rd | 3.36 | 5 | - | - | Residential |
| 671 Rogers Side Rd | 3.36 | 35.79 | - | - | Residential |
| 790 Highway 2 | 3.54 | 52.26 | 23.07 | 1206 | Residential |
| 24 King Pitt Rd | 4.10 | 8.77 | 1.38 | 12 | Residential |
| 1587 Highway 2 | 4.14 | 19.74 | 2.14 | 42 | Residential |

APPROVED DEVELOPMENTS NEARBY

| ADDRESS | DISTANCE TO SUBJECT (KM) | SITE AREA (A) | APPROVED DENSITY (UNITS/A) | TOTAL UNITS | APPROVED USE |
|-------------------|--------------------------|---------------|----------------------------|-------------|--|
| Subject Property | 0 | 39.42 | - | - | - |
| 1274 Highway 15 | 1.00 | 1.43 | 35.66 | 51 | Residential Apartment - Approved |
| 998 Highway 15 | 1.85 | 42.24 | 5.75 | 243 | Residential SF (136) & Townhouse (107) Lots - Approved |
| 411 Wellington St | 4.43 | 6.17 | 5.02 | 31 | Residential SF Lots - Approved |

*Distance to subject measured using direct line to closest property border

KINGSTON ONTARIO

ECONOMIC LANDSCAPE

Kingston presents a robust economic environment conducive to business growth and investment. The city's economy is characterized by a diverse blend of private enterprise, public sector stability, and a thriving startup ecosystem. Ranked as Canada's top city for direct foreign investment in 2022, Kingston has demonstrated its appeal to global businesses. Key industries include clean technology, health sciences, and research and development supported by institutions like Queen's University, the Royal Military College, and St. Lawrence College.



KINGSTON: A NEXUS OF TALENT AND INNOVATION

Kingston's workforce and educational ecosystem offer significant advantages for businesses:

EDUCATIONAL FOUNDATION: Queen's University, Royal Military College, and St. Lawrence College attract 45,000+ students annually, ensuring a consistent talent pipeline.

HIGHLY SKILLED WORKFORCE: Two-thirds of residents hold post-secondary degrees, with Kingston boasting the second-highest concentration of PhDs in Canada.

RESEARCH EXCELLENCE: Ranked #1 nationally for industrial and academic R&D, supported by 45 Canadian Research Chairs.

INNOVATION LEADER: Recognized as the top small city in Canada for startup ecosystems (StartupBlink, 2022). Recognized among the World Top 7 Intelligent Communities in 2014 by the Intelligent Community Forum.

GLOBAL STANDING: Ranked 6th in the Americas for Human Capital & Lifestyle (Financial Times UK).

This combination of educational strength, research capability, and innovation creates an optimal environment for knowledge-intensive industries and research-driven enterprises in addition to providing businesses the opportunity to collaborate with academic institutions and access cutting-edge research and tap into a network of forward-thinkers. Kingston's talent pool supports diverse business needs while driving demand for commercial real estate across various sectors.



KINGSTON RANKINGS



Ranked 1st for Foreign Investment



Top 20 Places to Invest (2022 Site Selection Magazine)



Ranked 1st in Canada for Small City Startup Ecosystem (StartupBlink 2022)

KINGSTON ONTARIO

KINGSTON: INVESTING IN GROWTH AND CONNECTIVITY

Kingston demonstrates a strong commitment to infrastructure development, positioning itself for sustainable growth and enhanced business opportunities:

SIGNIFICANT INVESTMENT: Over \$2 billion invested in infrastructure in the past three years, including the \$180M Third Crossing Bridge and \$850M Providence Care Centre.

STRATEGIC PLANNING: The Integrated Mobility Plan aims to optimize transportation options, supporting commercial and residential development through 2051.

TRANSPORTATION FOCUS: Emphasis on improving transit options and active transportation infrastructure, ensuring efficient movement of goods and people.

PROPERTY VALUE IMPACT: Infrastructure improvements have the potential to increase property values in well-connected areas, creating strategic real estate investment opportunities.

These initiatives create an environment conducive to business establishment and expansion, while enhancing the city's overall livability and economic resilience.



KINGSTON: EXCEPTIONAL LIVING, EXCEPTIONAL TALENT

Kingston's outstanding quality of life serves as a powerful magnet for attracting and retaining top talent, offering significant advantages to businesses:

NATIONAL RECOGNITION: Consistently ranked as one of Canada's best places to live, Kingston blends urban amenities with natural beauty.

VIBRANT URBAN CORE: Boasts the most vibrant downtown according to the Journal of American Planning, featuring diverse dining options and a rich arts scene.

CULTURAL HUB: Home to the most museums per capita in Canada, fostering a dynamic cultural environment.

SUSTAINABILITY AND ACCESSIBILITY: Ranked as Ontario's most walkable city (Statistics Canada), with attractions like the waterfront bike trail and Gord Downie Memorial Pier.



KINGSTON ONTARIO

KINGSTON: A PRIME LOCATION FOR INVESTMENT AND GROWTH

REAL ESTATE MARKET DYNAMICS

Kingston's real estate market presents compelling opportunities for commercial investment, characterized by:

- Low vacancy rate of 1.2% (2024), indicating strong demand and potential for appreciation
- Projected addition of 29,300 new houses by 2051, signaling sustained long-term demand
- Diverse investment opportunities across residential, commercial, industrial, and mixed-use sectors

ECONOMIC GROWTH AND STABILITY

Kingston demonstrates robust economic performance and stability:

- 6.1% GDP annual growth rate (2021)
- Recognition as one of "Canada's Best Places to Invest" (Site Selection Magazine, 2022)
- Balanced public and private sectors ensuring economic resilience
- Projected addition of 33,400 new jobs by 2051

POPULATION GROWTH AND DEMOGRAPHICS

The city is experiencing significant population expansion:

- 7.1% population increase from 2016 to 2021, reaching approximately 137,987 residents
- Kingston Census Metropolitan Area (CMA) housing around 172,546 people
- Projected 32% population increase by 2051
- Anticipated growth from 123,798 (2016) to 220,900 residents by 2051

INFRASTRUCTURE AND LIFESTYLE

Kingston offers an attractive blend of urban amenities and natural beauty:

- 60 km of trails within the city
- Proximity to 7 Provincial Parks and hundreds of lakes
- Recognized for having the Best Fresh Water Sailing Harbour in North America
- Average commute time of just 11 minutes, enhancing quality of life

FUTURE DEVELOPMENT AND SUSTAINABILITY

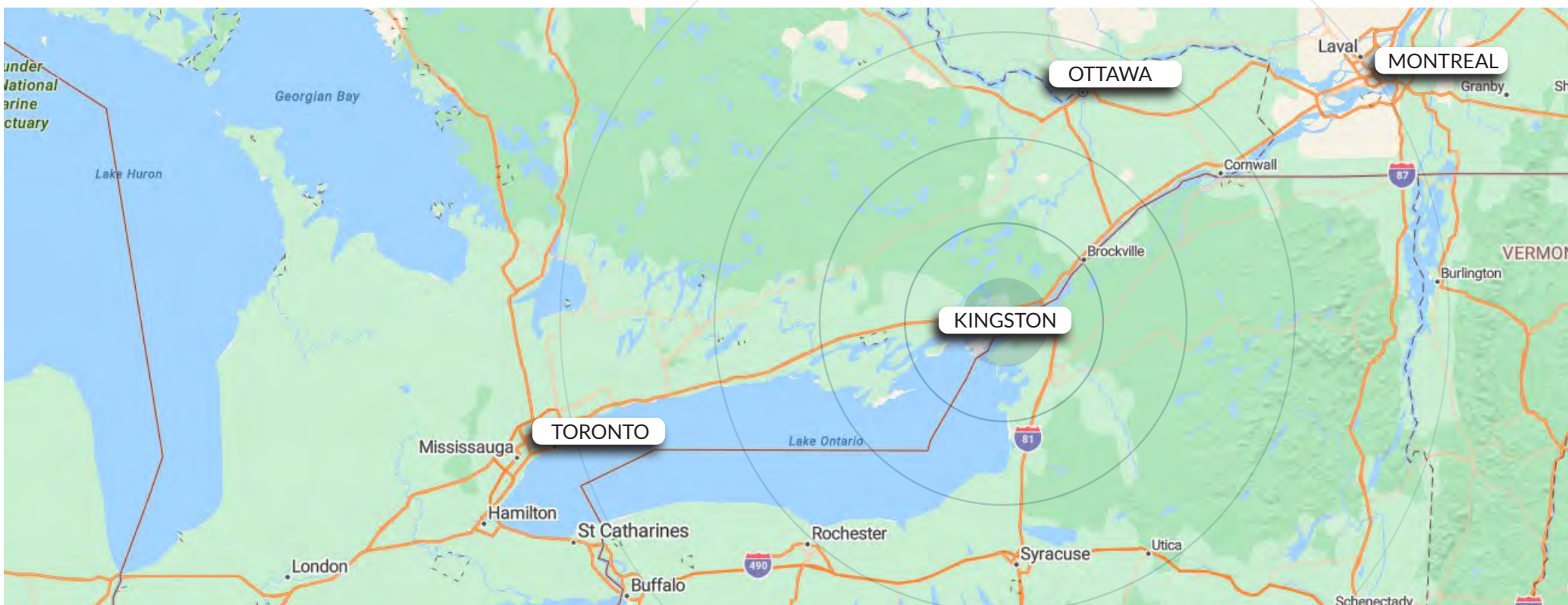
Kingston's commitment to sustainable growth positions it as a future-ready city:

- Proactive planning for expansion up to 2051
- Focus on green initiatives and smart growth, aligning with global trends in real estate development
- Opportunities for eco-friendly developments, potentially leading to long-term value appreciation

PROJECTED DOWNTOWN DEVELOPMENTS



KINGSTON: STRATEGIC LOCATION



KINGSTON: STRATEGIC LOCATION

Kingston's exceptional geographic placement offers unparalleled advantages for businesses seeking optimal market access and distribution efficiency.

Situated between Toronto, Ottawa, and Montreal, it provides access to:

- 14.5 million people within a 3-hour drive
- 25 million within an 8-hour drive
- 130 million within a day's journey

KEY DISTANCES TO MAJOR MARKETS HIGHLIGHT KINGSTON'S CONNECTIVITY:

- Ottawa: 196 km / 121 mi
- Montreal: 290 km / 180 mi
- Toronto: 263 km / 163 mi
- Syracuse, NY: 215 km / 134 mi
- New York City, NY: 645 km / 400 mi

Kingston's proximity to the U.S. border (55 km) and its robust transportation infrastructure (highway, rail, air) make it an ideal hub for commerce. The nearby deep-water port at Picton Terminals further augments Kingston's logistical capabilities, particularly for businesses engaged in global trade.

This advantageous position is particularly beneficial for logistics, distribution, and retail sectors, offering streamlined supply chains and access to diverse markets. As a result, Kingston presents an attractive location for businesses seeking to establish or expand their presence in a well-connected, centrally located city.

CONTACT INFO



Sina Tahamtan
Sales Representative
613-384-1997 ext. 18
stahamtan@rtcr.com

OFFERING PROCESS

- The Property and any fixtures, chattels and equipment included with the Property are being Offered for Sale on an “as is, where is” basis. There is no warranty, expressed or implied, as to title, description, condition, cost, size, quantity, or quality thereof
- Offers are to be submitted on or before **2:00 p.m. September 13th, 2024** and all Offers shall be **Irrevocable until 5:00 p.m. September 23rd, 2024.**
- The Seller may request additional information from the Offer participants and/or negotiate with one or more parties at its discretion.
- The Seller has no obligation to acknowledge, respond to, treat with or accept any purchase proposal of any nature whatsoever and reserves the right to remove the property from the market, at its discretion at any time.
- The Seller, in its sole discretion, reserves the right at any time and in any manner, to reject any and/or all offers and the right to accept any offer at any time which may be in its best interest.
- All Offers shall be submitted and addressed to Sina Tahamtan, Sales Representative (stahamtan@rtcr.com) using the Seller’s Boilerplate Agreement.

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▶ All information provided is deemed reliable but is not guaranteed and should be independently verified.

Please contact Listing Agent for further information