

70  
JOHNSON STREET - KINGSTON  
SIDE-BY-SIDE DUPLEX FOR SALE



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

**\$1,495,000**

**JAMES  
WARD**  
*Broker*  
jward@rtcr.com  
613-384-1997 ext. 25

**ECHO  
PERRY-CUMBERLAND**  
*Sales Representative*  
echopc@rtcr.com  
613-384-1997 ext. 13



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



Fully renovated Heritage building in Downtown Kingston, Ontario.  
A legal duplex with one three bedroom unit and one two bedroom unit.



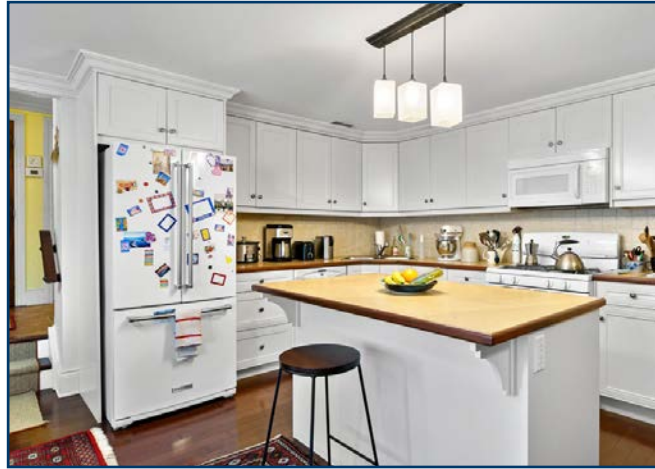
## PROPERTY DETAILS

<b>MUNICIPAL ADDRESS:</b>	70 Johnson Street, Kingston, ON, K7L 1X7
<b>PROPERTY TYPE:</b>	Legal Duplex consisting of one three bedroom unit (70A), and one two bedroom unit (70B)
<b>ZONING:</b>	C1-21
<b>PARKING:</b>	Two Spaces
<b>PROPERTY TAXES:</b>	\$12,255 pa.
<b>UTILITIES:</b>	Electricity, natural gas, water and sewer metered and paid directly by Tenants.
<b>TENANCY INFORMATION:</b>	Both units are leased on monthly tenancies. Please contact the Listing Agents for more information.

<b>TOTAL ABOVE GROUND BUILT AREA:</b>	3,090 square ft +/-
<b>LEGAL DESCRIPTION:</b>	PT LT 123 ORIGINAL SURVEY KINGSTON CITY; PT LT 138 ORIGINAL SURVEY KINGSTON CITY PT 1, 2, 4, 5, 13R4586; S/T & T/W FR710794; KINGSTON; THE COUNTY OF FRONTENAC
<b>PIN:</b>	450920085
<b>ARN:</b>	101101012004400
<b>SITE DIMENSIONS:</b>	Frontage 40 ft +/- Depth 90 ft +/-
<b>SITE AREA:</b>	.083 acres +/- 3,600 square ft +/-

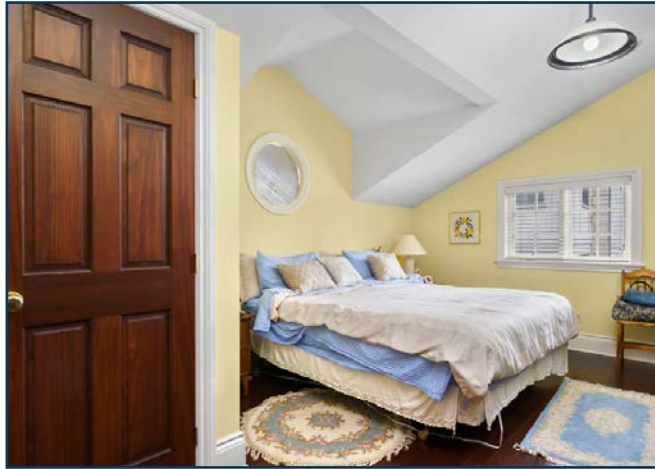
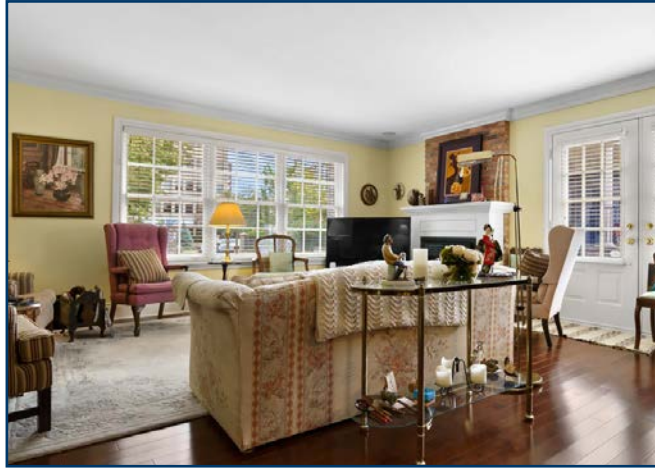


# PHOTOS



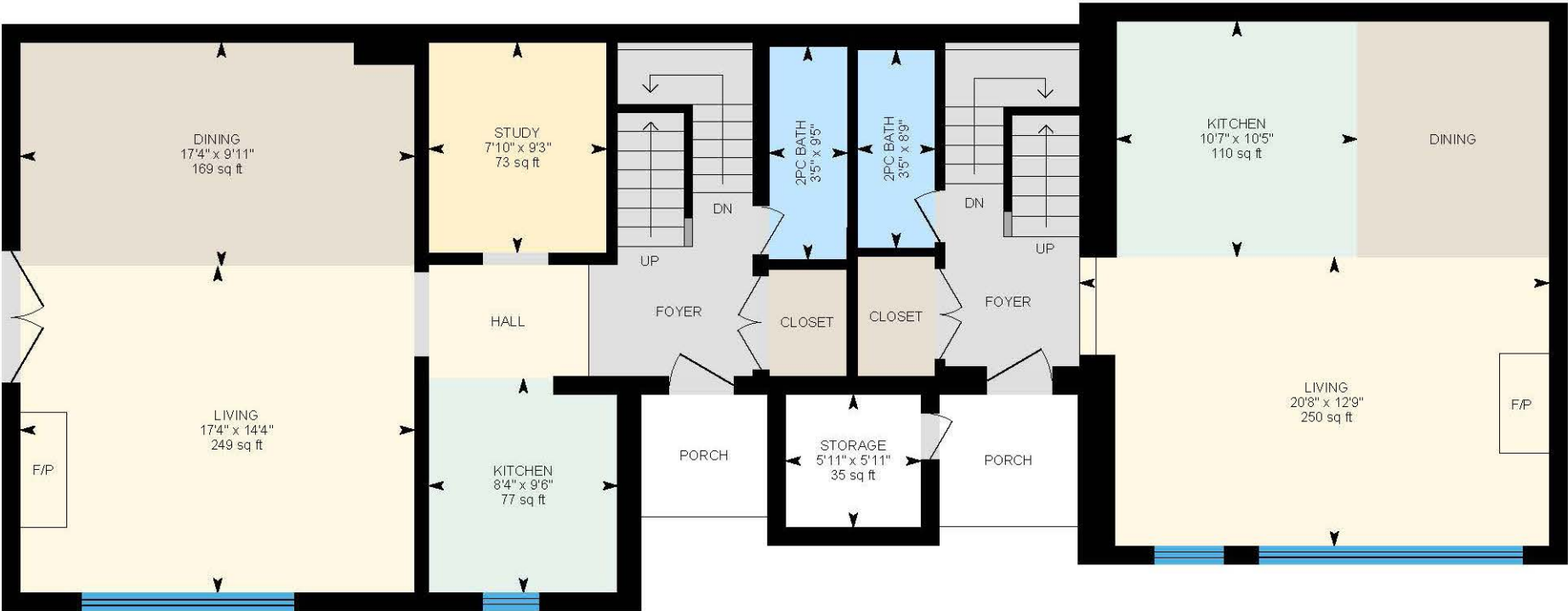


# PHOTOS



# MAIN FLOOR PLAN

**Main Floor** Exterior Area 1556.94 sq ft  
Interior Area 1397.00 sq ft  
Excluded Area 51.31 sq ft



PREPARED: 2024/08/21





# SECOND FLOOR PLAN

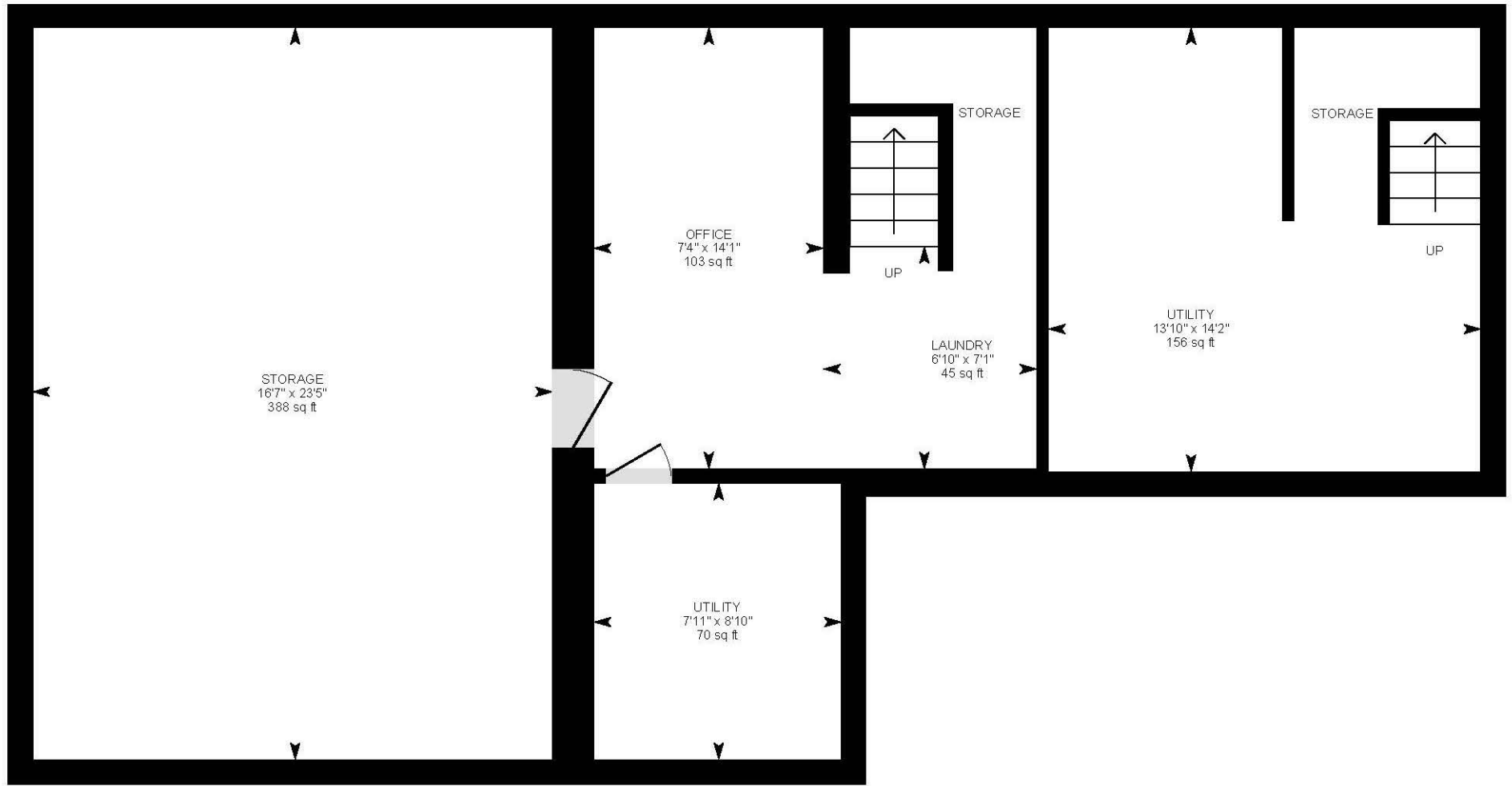
2nd Floor Exterior Area 1586.81 sq ft  
Interior Area 1424.37 sq ft



PREPARED: 2024/08/21



# BASEMENT FLOOR PLAN



PREPARED: 2024/08/21







## NEIGHBOURHOOD HIGHLIGHTS

### RESTAURANTS

- Morrison's
- Aqua Terra
- The Keg

### GROCERY

- Food Basics
- Pan Chancho
- Bulk Barn

### FITNESS & RECREATION

- Queen Street Fitness
- Artillery Park Aquatic Centre
- Goodlife

### SCHOOLS

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

## DOWNTOWN KINGSTON

Kingston has a vibrant downtown that is the cultural and entertainment hub of the region. There are over 100 unique restaurants, many specialty gift and fashion boutiques, art galleries, and more. Kingston has a thriving tourism industry, especially in the summer. The beautiful waterfront, well maintained parks, prominent entertainment venues, and historic limestone buildings make it a top choice for visitors from near and afar.



**WALKER'S PARADISE**  
Daily errands do not require a car.



**GOOD TRANSIT**  
Many nearby public transportation options.



**VERY BIKEABLE**  
Biking is convenient for most trips.