

FOR SALE
\$1,399,900

2153-2167 HIGHWAY 38
KINGSTON, ON



 **AERIAL VIDEO**

 **AERIAL 360°**

Sutton

Sutton Group - Masters Realty Inc.,
BROKERAGE* *INDEPENDENTLY OWNED & OPERATED

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

PROPERTY DETAILS

FIRST-TIME OFFERED FOR SALE IN GENERATIONS DUAL-ZONED RURAL INDUSTRIAL

- High exposure location proximate to Highway 401 with severance potential.
- The site offers excellent development opportunities and the possibility of severance(s) with an attractive list of permitted uses under current zoning including warehouse, storage, light industrial and residential
- Dual Zoning on 25.5-acre parcel with over 780 ft road frontage on Highway 38 with 2 existing road access point, and over 1100 ft on Burbrook Rd.
- 2167 HWY 38 offers approx. 10-acres of Industrial RM1-Zoned lands improved with:
 - A Lumber Warehouse approx. 100' x 100' with steel roof, 18' clear height, and large sliding access doors that would lend well for a variety of uses.
 - A 1,750 sf Kiln Room with 24' high ceiling, wood frame on concrete construction, steel roof, and 200A electrical plus 2 diesel boilers.
 - Various Out-Buildings including office and storage structures.
- 2153 HWY 38 offers approx 15.5-acres of vacant rural RU-Zoned lands formerly improved with a Residential Dwelling (demolished Yr. 2023).

Full information package and aerial videos available upon request.



MUNICIPAL ADDRESS:	2153-2167 Highway 38, Kingston, ON, K7P 2Y7
PROPERTY TYPE:	Industrial; Rural
CURRENT USE:	Sawmill/Lumbermill
LEGAL DESCRIPTION:	PT LT 7 CON 5 KINGSTON AS IN FR142891; KINGSTON
PIN NUMBER:	361290052 (LT)
ROLL NUMBER:	101108023022700
SITE AREA:	25.5 Acres (+/-)
FRONTAGE:	Highway 38 = 780.57' Burbrook Road = 1139.01'
ZONING:	RM1 (10 acres) RU (15.5 acres)
CURRENT USE:	2167 Hwy 38: Lumbermill 2153 Hwy 38: Residential (Demolished in 2023)
IMPROVEMENTS:	Warehouse (9,604 sf) Kiln Building (1,750 sf) Lumber Mill (2,870 sf) Office (240 sf) Storage on-site (800 sf) Residential (Demolished 2023)
SERVICES:	Hydro, Septic Bed, Well(s)



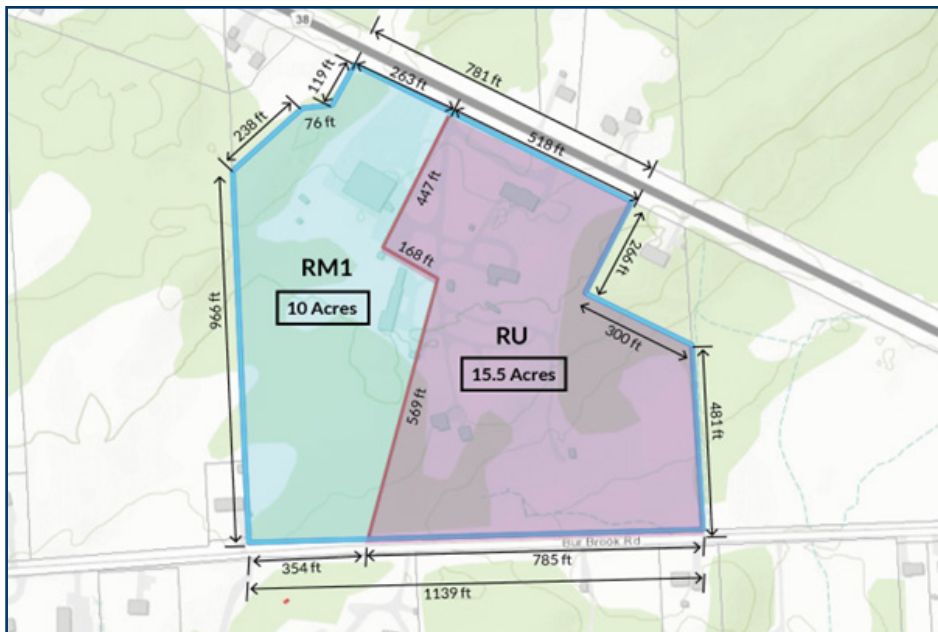
ZONING

RM1 PERMITTED USES:

- Automobile body shop
- Automobile repair shop
- Building supply store
- Contractor's yard
- Heavy equipment or truck repair shop
- Industrial repair shop
- Light industrial use
- Outdoor storage
- Repair shop
- Transportation depot
- Transportation terminal
- Feedmill
- Warehouse
- Workshop

RU PERMITTED USES:

- Single detached house
- Other
- Agricultural sales establishment
- Agricultural use
- Agri-tourism
- Banquet hall
- Cemetery
- Community centre
- Rural use
- Elementary school
- Feedmill
- Forestry use
- Kennel
- Place of worship
- Library
- Museum



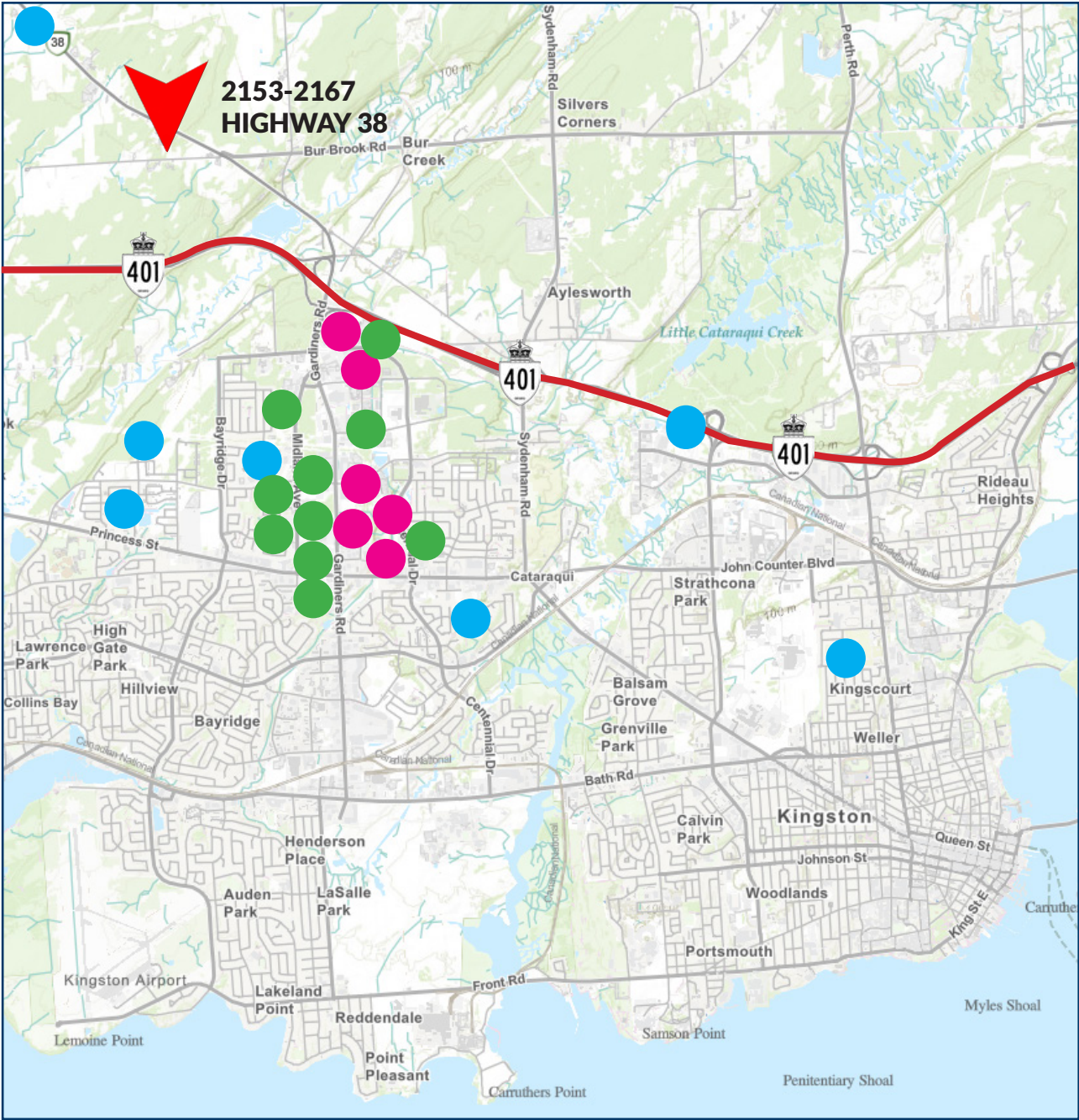
PROPERTY PHOTOS



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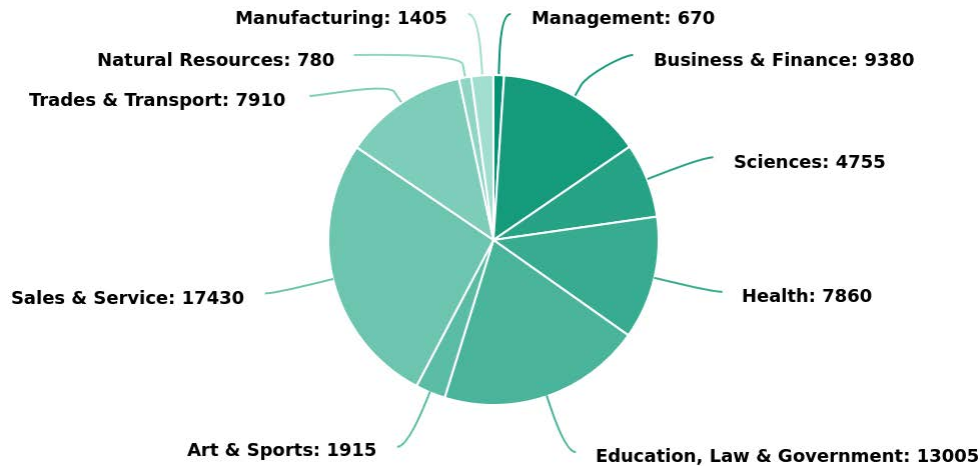


COMMUNITY AMENITIES AND SERVICES



- SCHOOLS**
 - Kingston Forest & Nature School
 - Creekford Academy
 - W.J. Holsgrove Public School
 - Cataraqui Woods Elementary School
 - Saint Marguerite Bourgeoys Catholic School
 - Ecole Secondaire Catholique
 - Kingston Secondary School
- RESTAURANTS**
 - A&W
 - 1000 Curry
 - Mesa Fresca Kingston
 - St. Louis Bar & Grill
 - Smoke 'N' Barrel
 - Red House West
- OTHER AMENITIES**
 - Quality Inn & Suites
 - Invista Centre
 - Kingston Regional Pet Hospital
 - Walmart
 - LCBO
 - Low's
 - Loblaws
 - Canadian Tire
 - Costco
 - Cataraqui Centre

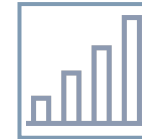
Labour Force by Occupation



Kingston Population: 132,485 (2021 census)
 Population increase: 7.1% from 2016-2021

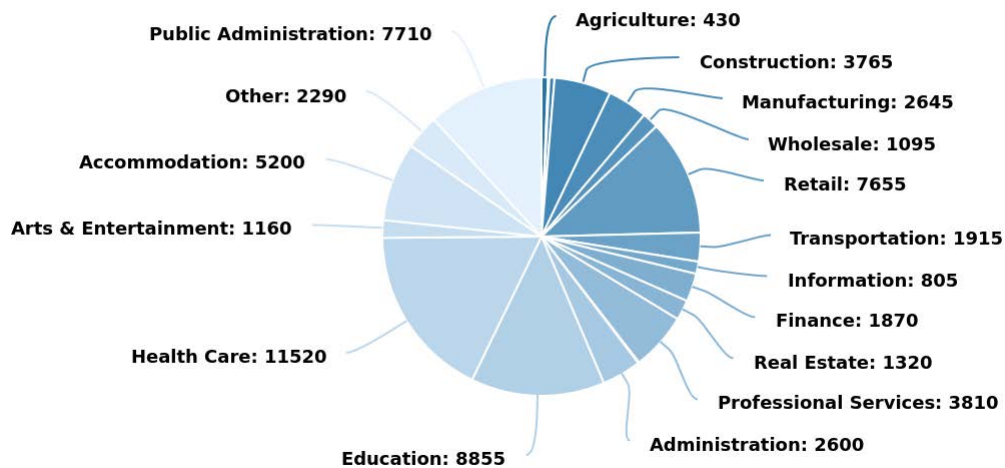


Owned Households: 32,295
 Rented Households: 25,540
 Median Household income: \$79,000 (2021)



Population density: 89.9/square km (2021)
 Vacancy rate: 0.8% (2023)
 Average 2-bedroom apartment rent: \$1,609 (2023)

Labour Force by Industry



KINGSTON RANKINGS

- #1 Best Student City in Canada (Hello Safe, March 2023)
- #3 Best Small City in Canada (Resonance Consultancy, 2022)
- #1 Best City in Canada to be a woman (Canadian Centre for Policy Alternatives, 2019)
- #1 Fastest Growth in Transit Ridership (Stats Canada, 2017)
- #5 Top City of Buy Real Estate in Canada (MoneySense Mag., 2020)

KINGSTON POPULATION & DEMOGRAPHICS

POPULATION FORECAST

- The number of people who call the Limestone City home has grown seven per cent since the 2016 census, now sitting at 132,485, up from 123,798 five years prior.
- According to Statistics Canada, there are now 63,095 private dwellings within the city. According to Statistics Canada's 2021 Population Census, Kingston has one of the fastest growing downtown areas in the country. This places downtown Kingston's growth rate on par with downtown Toronto and just under that of Gatineau
- Including the student population not captured in the Census, the City of Kingston population base is forecast to reach 180,300 by 2046
- It is recognized that there are more than 30,000 students attending local post-secondary institutions within the City; however, a large portion of this population is not recognized in the permanent population and housing base as reported by the Statistics Canada Census.
- "While the permanent population in the City of Kingston has grown at a relatively modest pace, the City's student population is growing considerably faster. Strong growth in the City's student population base, combined with steady demand associated with the 75+ housing market, continues to fuel demand for rental housing within the City, more specifically high-density dwellings. This demand has not only lowered vacancy rates to an all-time low of 0.6% in 2018, but has also added pressure to market rents in the City."

Sources: Watson & Associates Economists Ltd., Statistics Canada, globalnews.ca

DEMOGRAPHICS & HOUSING MARKET

The chart below illustrates the annual volume of building permits for new dwelling units by type issued since 2013 along with the vacancy rate.

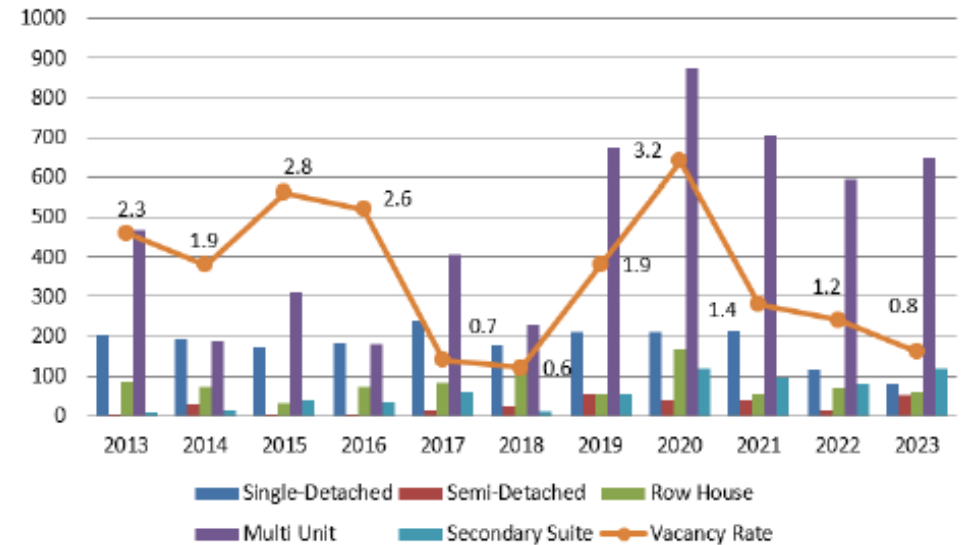
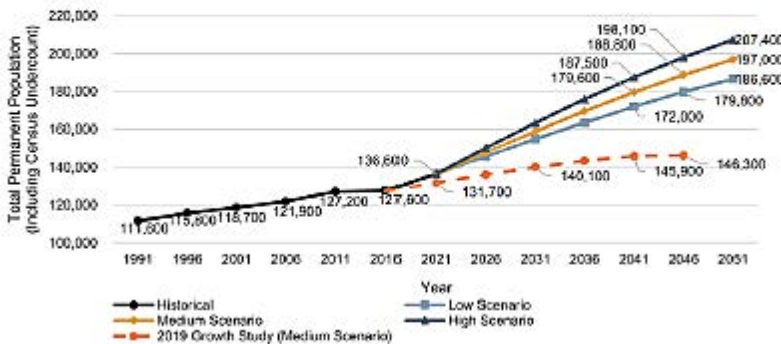


Figure 4-1
City of Kingston
Long-Term Permanent Population Growth Scenarios, 2021 to 2051



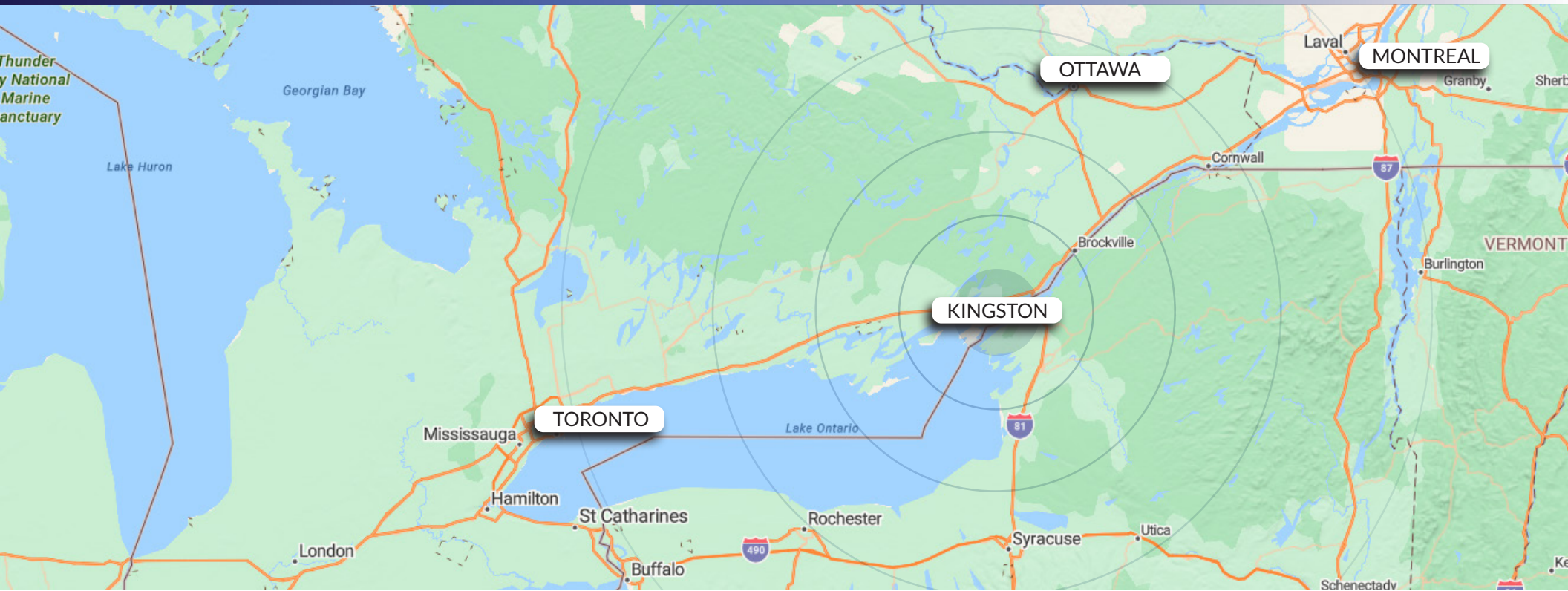
ANNUAL RESIDENTIAL UNIT BUILDING PERMIT ACTIVITY & PRIMARY RENTAL MARKET VACANCY RATE

- Occupancy permits were issued for 2,719 new residential units between 2020 and 2023 within the City of Kingston.
- Over the past 10 years, on average, the City has issued building permits for 830 units per year.
- 2023 marks a vacancy rate of 0.8% for the City of Kingston, which has over the past ten years, tended to be lower than the provincial and national averages.

Sources:

- City of Kingston Population, Housing and Workforce Update. Report dated March 19, 2024
- Canada Mortgage and Housing Corporation (CMHC)

STRATEGIC LOCATION



PROXIMITY

TORONTO	263.5 km (2 hrs 53 min)
MONTREAL	286.5 km (3 hrs 4 min)
OTTAWA	194.7 km (2 hrs)
BROCKVILLE	83.6 km (55 min)
BELLEVILLE	83.7 km (1 hr 1 min)
PETERBOROUGH	185.1 km (2 hrs 10 min)
COBOURG	150.7 km (1 hr 37 min)
U.S. BORDER	51.2 km (39 min)

ONE OF THE TOP 20 PLACES TO INVEST IN CANADA

- Located halfway between Canada's two largest cities, Toronto and Montreal
- The large student population brings the city of Kingston a sense of community, diversity, and economic benefits (\$1.67 billion in GDP and 14,946 FTE jobs to Kingston, as of 2021). *KEDCO
- 30% more permanent residences settled in Kingston in the first three quarters of 2022 compared to 2021.



#1 Small City in Canada for Startup Ecosystem 2023

(StartupBlink)

#4 in Canada in the Energy and Environment Sector 2023

(Startup Blink)

#5 Best City in Canada to Buy Real Estate

(MoneySense Magazine, 2020)



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