

COMMERCIAL INVESTMENT OPPORTUNITY - FOR SALE



SUBJECT PROPERTY

Approximate Lot Lines

\$7,995,000

683-685 GARDINERS ROAD - KINGSTON, ONTARIO

**Rogers
& Trainor**

Commercial Realty Inc.
Brokerage

WWW.RTCR.COM

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EXECUTIVE SUMMARY & PROPERTY DETAILS



EXECUTIVE SUMMARY

Rogers & Trainor Commercial Realty is pleased to offer for sale 683-685 Gardiners Road.

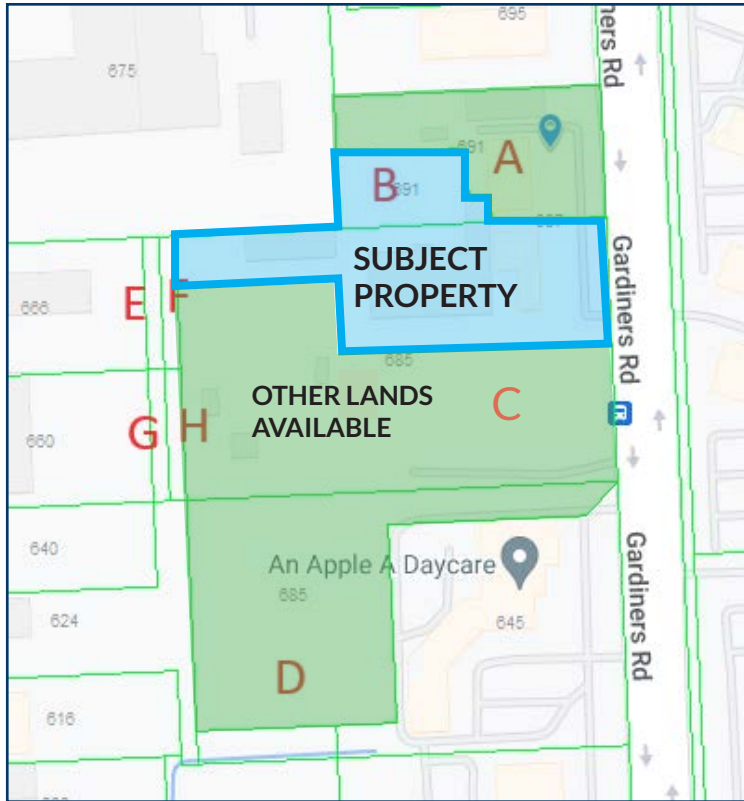
The property includes a variety of commercial buildings totalling 34,805 square feet, which are fully leased.

The adjacent lands are also available for sale.

ADDRESS:	683-685 Gardiners Road
PRICE:	\$7,995,000
INTERSECTIONS:	Signalized access to Gardiners Road and Riocan
PROPERTY TYPE:	Commercial and Automotive
GROSS LEASABLE AREA (GLA):	+/-34,805
TOTAL SITE AREA:	2.9 acres +/-
OCCUPANCY:	100%
KEY TENANTS:	Lafantaisie Dock, Cygnet Aviation, RV's Unlimited, Preferred Collision
PARKING:	Approx 40+
ENVIRONMENTAL SITE ASSESSMENT (ESA):	Phase II 2017
TOTAL ANNUAL NET INCOME:	\$529,969
PROPERTY TAXES:	\$120,730.05 (2023 Final) *(includes taxes for vacant 7.0 acres)



PINS & LEGAL DESCRIPTIONS



PIN	LEGAL DESCRIPTION
A 361040226	PART LOT 9 CONCESSION 2 KINGSTON, PARTS 1 & 3, 13R22377; SUBJECT TO AN EASEMENT OVER PART 3, 13R22377 IN FAVOUR OF PART LOT 9 CONCESSION 2 AS IN FR174197 SAVE AND EXCEPT PARTS 1 & 3, 13R22377, PART LOT 9 CONCESSION 2 AS IN FR204293 SAVE AND EXCEPT PARTS 4 & 5, 13R22377, PARTS 2, 13R7008, PARTS 10, 11, 12 & 13, 13R4121 AS IN FC343704 TOGETHER WITH AN EASEMENT AS IN FR739369 TOGETHER WITH AN EASEMENT OVER PART 2, 6 & 7, 13R22377 AS IN FC343704 CITY OF KINGSTON
B 361040227	PART LOT 9 CONCESSION 2 KINGSTON AS IN FR174197 SAVE AND EXCEPT PARTS 1 & 3, 13R22377; SUBJECT TO AN EASEMENT OVER PART 2, 13R22377 IN FAVOUR OF PARTS 1 & 3, 13R22377 AS IN FC343704; SUBJECT TO AN EASEMENT OVER PART 2, 13R22377 IN FAVOUR OF PARTS 4 & 5, 13R22377 AS IN FC343704 TOGETHER WITH AN EASEMENT AS IN FR739369 TOGETHER WITH AN EASEMENT OVER PART 3, 4 & 5, 13R22377 AS IN FC343704 CITY OF KINGSTON
C 361040229	PART LOT 9 CONCESSION 2 KINGSTON AS IN FR204293 SAVE AND EXCEPT PARTS 4 & 5, 13R22377; SUBJECT TO AN EASEMENT OVER PARTS 6 & 7, 13R22377 IN FAVOUR OF PARTS 4 & 5, 13R22377 AS IN FC343704; SUBJECT TO AN EASEMENT OVER PARTS 6 & 7, 13R22377 IN FAVOUR OF PARTS 1 & 3, 13R22377 AS IN FC343704 TOGETHER WITH AN EASEMENT AS IN FR739369 TOGETHER WITH AN EASEMENT OVER PARTS 3, 4 & 5, 13R22377 AS IN FC343704 CITY OF KINGSTON

PIN	LEGAL DESCRIPTION
D 361040101	PT LT 9 CON 2 KINGSTON PT 2 13R7008 T/W FR739369; KINGSTON TOGETHER WITH AN EASEMENT OVER PARTS 3, 4 & 5, 13R22377 AS IN FC343704
E 361040057	PT LT 9 CON 2 KINGSTON PT 13 13R4121 T/W FR739369; KINGSTON TOGETHER WITH AN EASEMENT OVER PARTS 3, 4 & 5, 13R22377 AS IN FC343704
F 361040058	PT LT 9 CON 2 KINGSTON PT 12 13R4121 T/W FR739369; KINGSTON TOGETHER WITH AN EASEMENT OVER PARTS 3, 4 & 5, 13R22377 AS IN FC343704
G 361040055	PT LT 9 CON 2 KINGSTON PT 10 13R4121 T/W FR739369; KINGSTON TOGETHER WITH AN EASEMENT OVER PARTS 3, 4 & 5, 13R22377 AS IN FC343704
H 361040056	PT LT 9 CON 2 KINGSTON PT 11 13R4121 T/W FR739369; KINGSTON TOGETHER WITH AN EASEMENT OVER PARTS 3, 4 & 5, 13R22377 AS IN FC343704

INCOME

ADDRESS & UNIT #	TENANT	LEASED AREA SF	TERM EXPIRY	UTILITIES
683 Gardiners Rd. (Body Shop)	Preferred Collision	12,688	5 Year Term	In Additional Rent
683 Gardiners Rd. (Front Section)	RV's Unlimited	4,337	5 Year Term	In Additional Rent
685 Gardiners Rd. (Warehouse)	RV's Unlimited	5,000	5 Year Term	In Additional Rent
685 Gardiners Rd. (Suite 101)	RV's Unlimited	1,748	5 Year Term	In Additional Rent
685 Gardiners Rd. (Suite 102)	Lafantaisie Dock	3,449	Feb 2027	In Additional Rent
685 Gardiners Rd. (Warehouse)	Lafantaisie Dock	1,000	Feb 2027	In Additional Rent
685 Gardiners Rd. (Yard)	Lafantaisie Dock	19,800	Feb 2027	N/A
685 Gardiners Rd. (Suite 201)	I.D. Beauty	1,818	Nov 2028	In Additional Rent
685 Gardiners Rd. (Suite 202)	Cygnat Aviation	3,553	Aug 2027	In Additional Rent
685 Gardiners Rd. (Simulator Room)	Cygnat Aviation	1,212	Aug 2027	In Additional Rent

CURRENT ANNUAL NET RENT \$ 529,969

BUILDING DETAILS

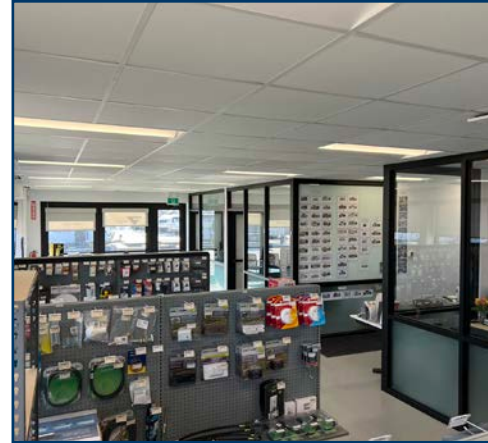
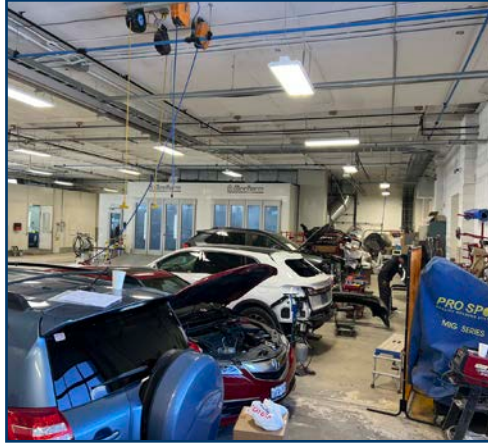
683 GARDINERS ROAD

CONSTRUCTION: Concrete block, wood, steel
ROOF: Metal sloped roof
MECHANICAL: Radiant heaters, furnace

685 GARDINERS ROAD

CONSTRUCTION: Concrete block & steel
ROOF: Flat roof - built up
MECHANICAL: Roof mounted HVAC

UNITS



683 GARDINERS RD.
+/- 12,688 SF



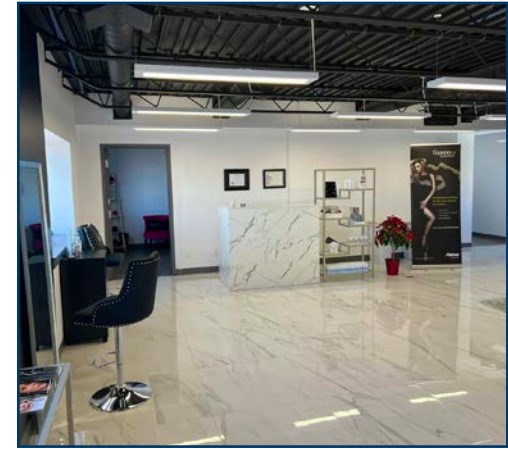
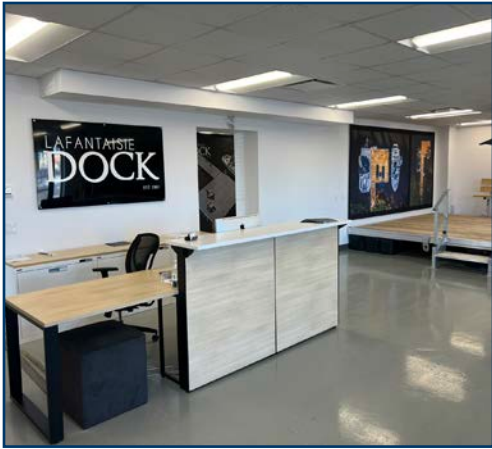
RVs
UNLIMITED

683 GARDINERS RD.
Front Section +/- 4,337 SF
685 GARDINERS RD.
Warehouse +/- 5,000 SF
Suite 101 +/- 1,748 SF



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.rtrc.com.

UNITS



685 GARDINERS RD.

Suite 101 +/- 1,748 SF
Warehouse +/- 1,000 SF
Yard +/- 19,800 SF



685 GARDINERS RD.

Suite 202 +/- 3,553 SF
Simulator Room +/- 1,212 SF

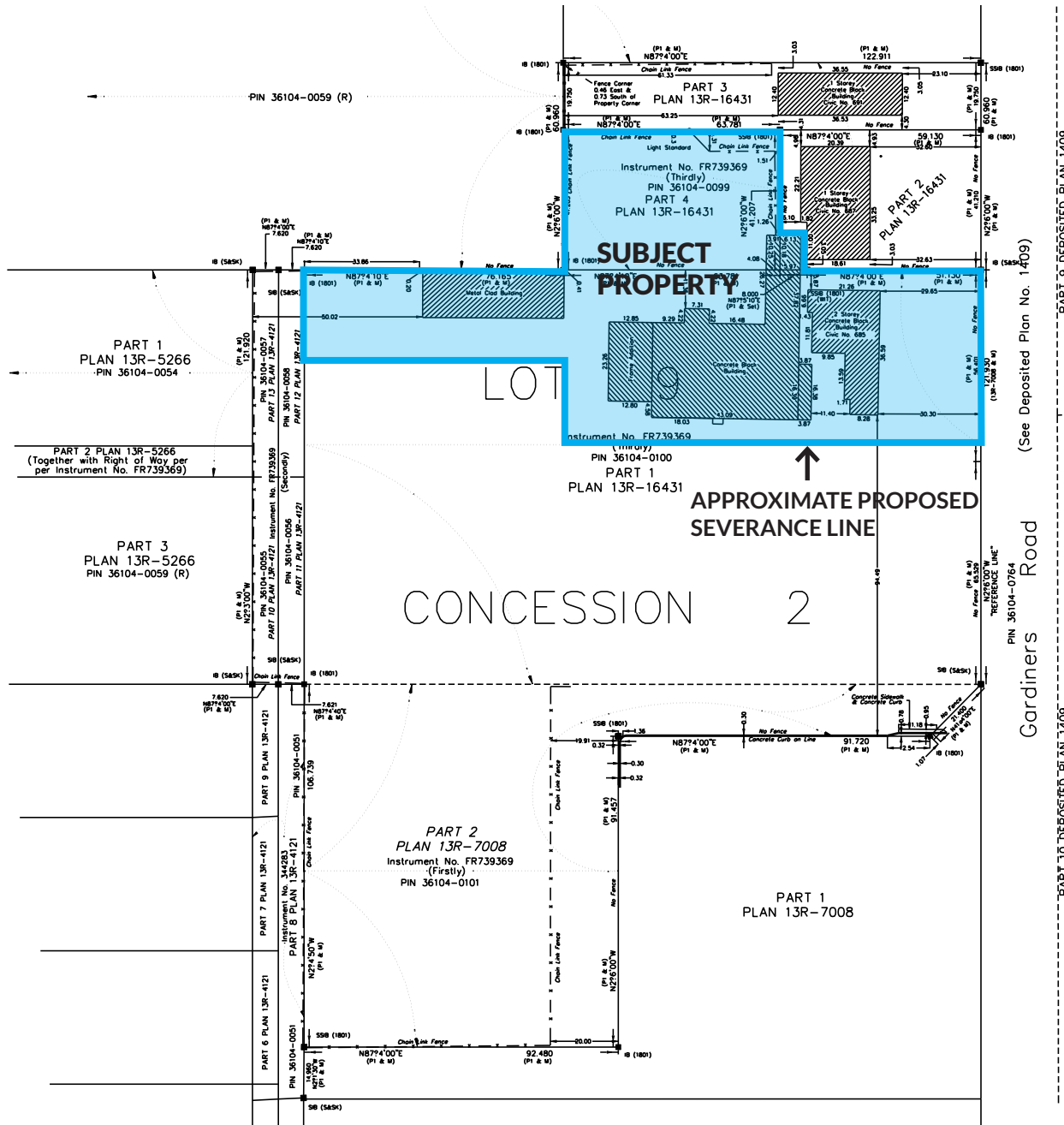


685 GARDINERS RD.

Suite 201 +/- 1,818 SF



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GARDINERS ROAD

SUBJECT PROPERTY

Approximate Lot Lines

OTHER LANDS AVAILABLE

DIRECTLY ACROSS FROM THE RIOCAN CENTRE



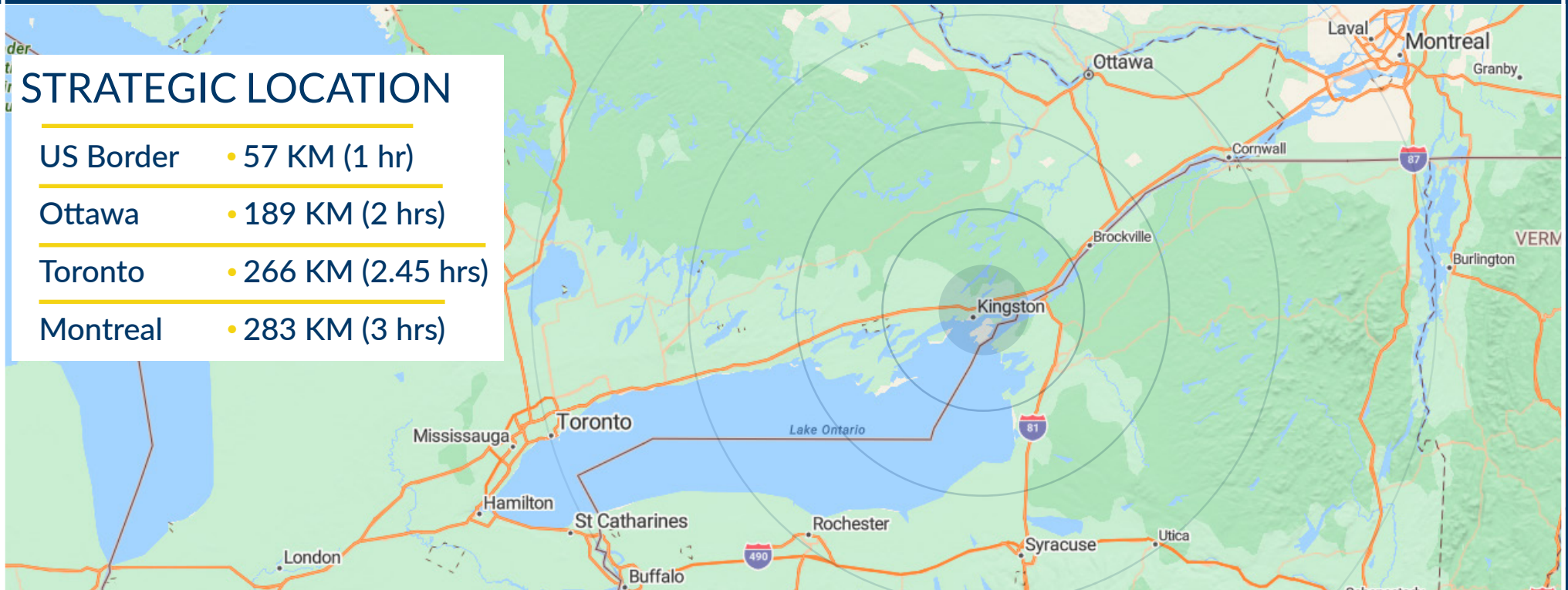
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STRATEGIC LOCATION

US Border	• 57 KM (1 hr)
Ottawa	• 189 KM (2 hrs)
Toronto	• 266 KM (2.45 hrs)
Montreal	• 283 KM (3 hrs)



KINGSTON, ONTARIO

Kingston is home to multi national corporations such as INVISTA, Novelis, Dupont, Alstom and many others. Recognized for its innovative and leading technology, Kingston's manufacturing sector supports metal fabrication, chemical products, latex and resin materials, clean and renewable energy, agri-businesss, rail production, etc. National and international transportation, distribution and warehousing services are currently in place in Kingston, along with access to a variety of shipping and travel services.

ONE OF THE TOP 20 PLACES TO INVEST IN CANADA

- Located halfway between Canada's two largest cities, Toronto and Montreal
- 30% more permanent residences settled in Kingston in the first three quarters of 2022 compared to 2021.

Kingston has one of the smartest workforces in Canada with the most PhD graduates per capita

#1 Small City in Canada for Startup Ecosystem 2023

#4 in Canada in the Energy and Environment Sector 2023

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