

DEVELOPMENT OPPORTUNITY - VACANT LAND FOR SALE

SUBJECT
PROPERTY

Approximate Lot Lines

\$7,995,000

683 GARDINERS ROAD - KINGSTON, ONTARIO

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

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EXECUTIVE SUMMARY & PROPERTY DETAILS

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

Total 7.0 acres +/- vacant land on Gardiners Road in Kingston's west end.

The CG-L238 zoning permits a wide variety of uses.

Apartment buildings are also permitted, with initial concepts showing the potential for up to 15 storeys and an estimated total of 1,100,000 buildable square feet above grade.

The adjacent lands and commercial plaza to the north are also available for sale, giving a total area of over 11 acres.



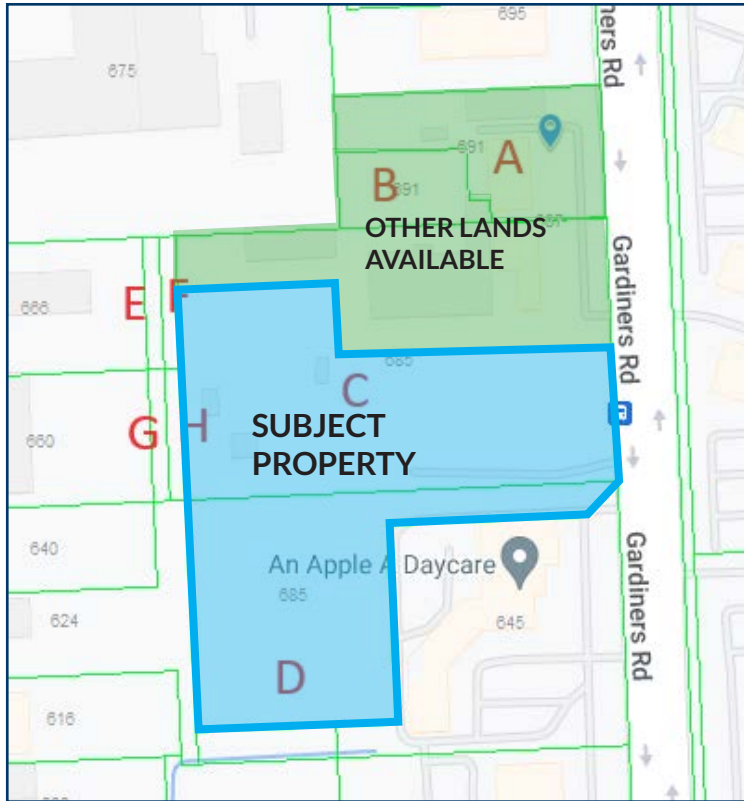
ADDRESS:	683 Gardiners Road
PRICE:	\$7,995,000
INTERSECTIONS:	Full turn access from Gardiners Rd.
PROPERTY TYPE:	Land
TOTAL SITE AREA:	7 acres +/-
ENVIRONMENTAL SITE ASSESSMENT (ESA):	Phase II 2017

RV's Unlimited will lease-back parking at \$120,000 p.a.

Contact Listing Agent for details.



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

MASSING & ZONING



THE WESTEN, 845 Gardiners Rd.
14 Storeys, 162 Units - Caraco



ROCKWELL PLACE I, 1560 Rockwell Dr.
12 Storeys, 158 Units - Homestead



MASSING

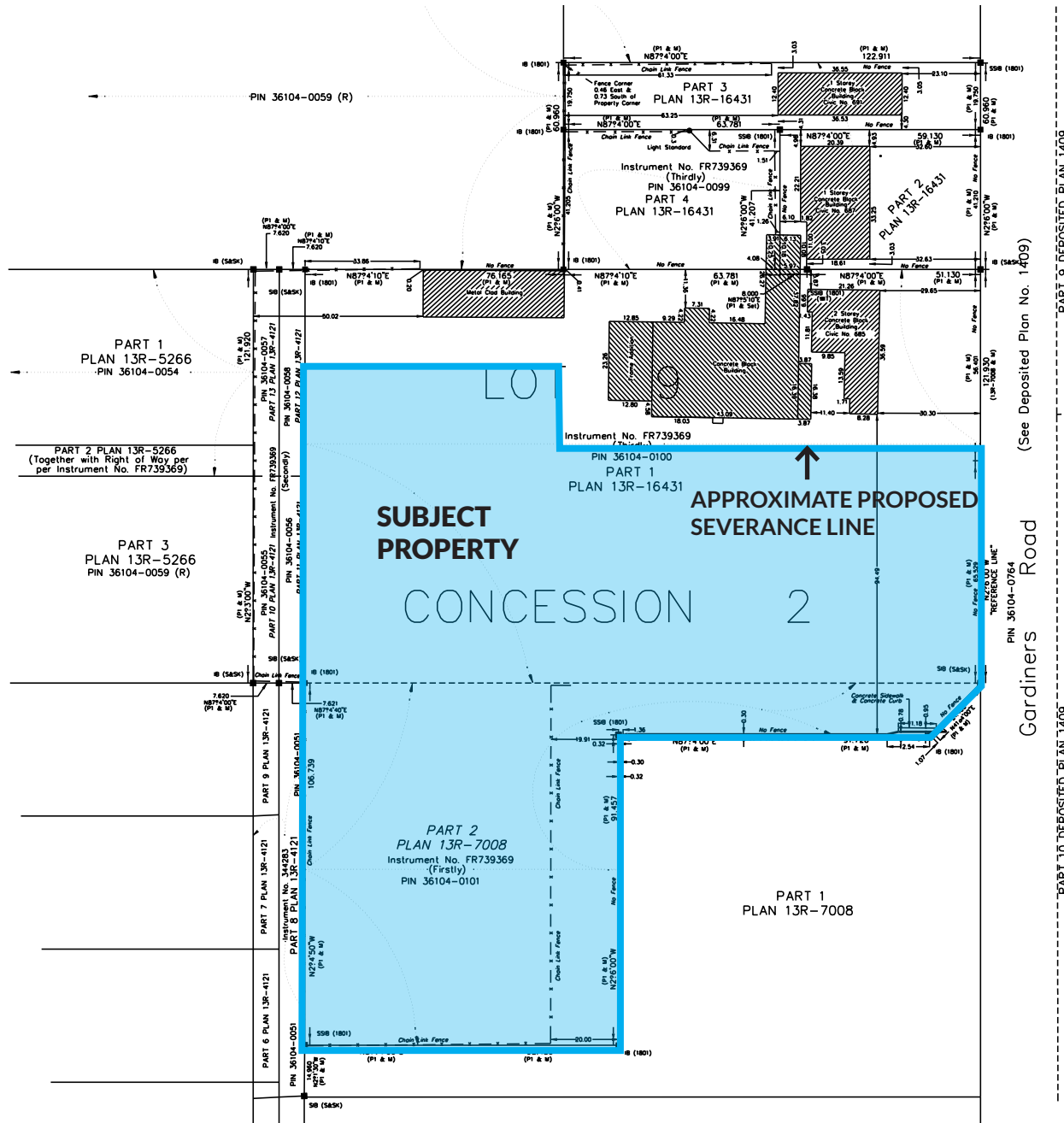
- Concepts show potential massing on the vacant 6.5 acres +/-
- Based on a 26% building lot coverage this could permit up to approximately 1,108,252 square feet, if constructed to 15 storeys



ZONING

- Presently zoned CG-L238 in Zoning By-Law 2022-62
- Large variety of commercial uses are permitted in addition to apartment buildings, senior complexes and nursing home
- A conceptual massing up to the permitted as-of-right maximum height of 24-38 meters (~8 storeys) would suggest 591,068 square feet, based on a 26% lot coverage on the vacant 6.5 acres +/-







GARDINERS ROAD

OTHER LANDS AVAILABLE

Approximate Lot Lines

SUBJECT PROPERTY

DIRECTLY ACROSS FROM THE RIOCAN CENTRE



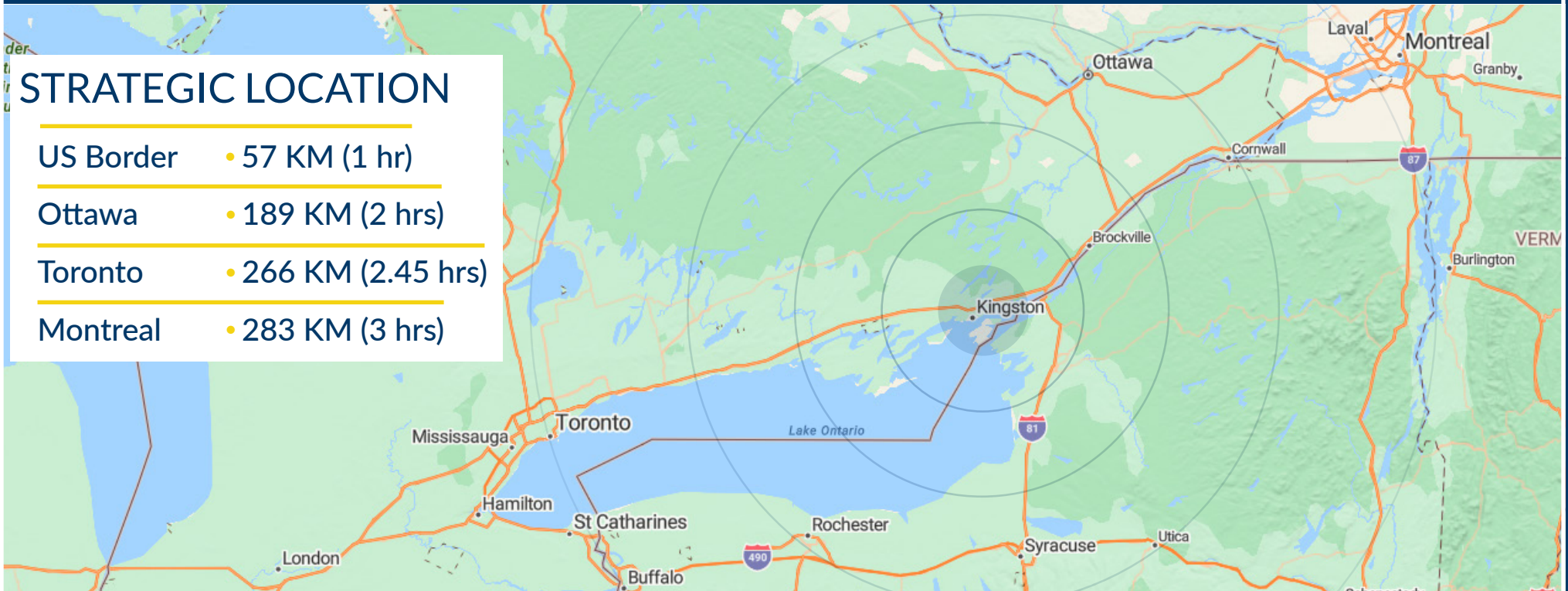
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STRATEGIC LOCATION

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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