

FOR SALE

REDEVELOPMENT / INVESTMENT OPPORTUNITY



391 BARRIE STREET \$889,000



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

WWW.RTCR.COM

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

FOR SALE

391 BARRIE STREET KINGSTON

PROPERTY DETAILS

BUILDING: Main - 2,221 SF
Lower - 2,221 SF
TOTAL - 4,442 SF

ZONING: Current - A.119
Draft: UR5

PARKING: Street (ample)

POWER: 200 Amp

HVAC: Rooftop (2008)

ROOF: Flat (2011)

AVAILABILITY: Property will be vacant as of Sept. 30, 2024

TAXES: \$11,475 (2024)

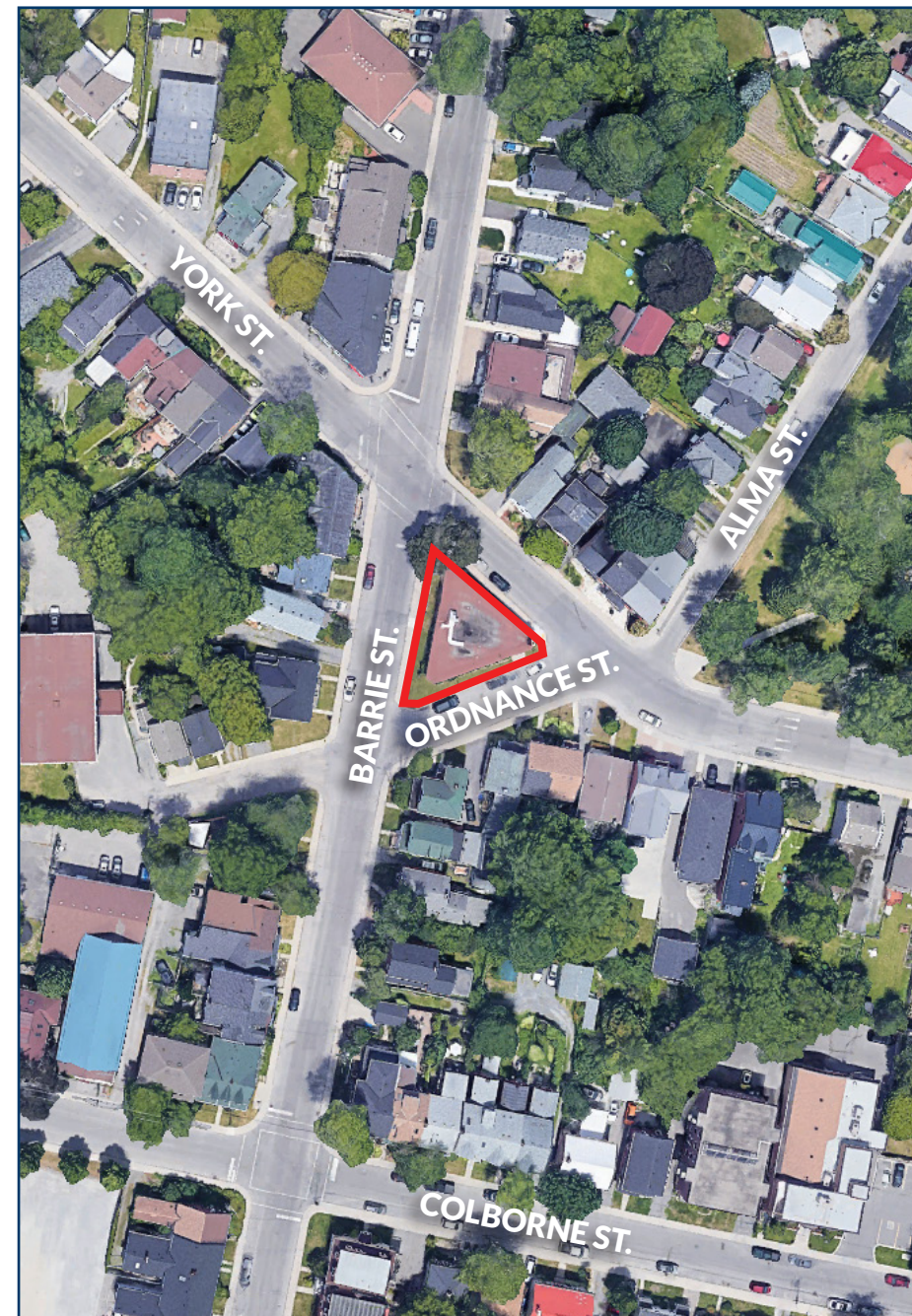
HIGHLIGHTS

- Currently operating as medical clinic
 - 9 offices (7 with plumbing)
 - Staff area in lower level
- Redevelopment Potential - Pre application with City for two storey residential
- Opportunity to purchase building as end user, ideal for medical/dental use, professional office
- Located in the Inner Harbour neighbourhood, within walking distance to all high demand amenities including banks, grocery stores, entertainment venues, schools and hospitals
- Unique architectural design
- Steps away from transit hubs providing excellent accessibility to all transit linked areas of the City and outside the Downtown core.



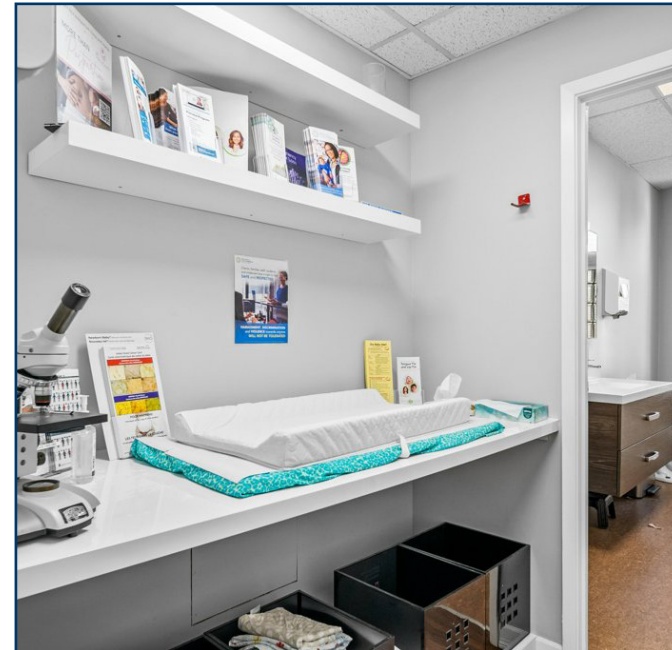
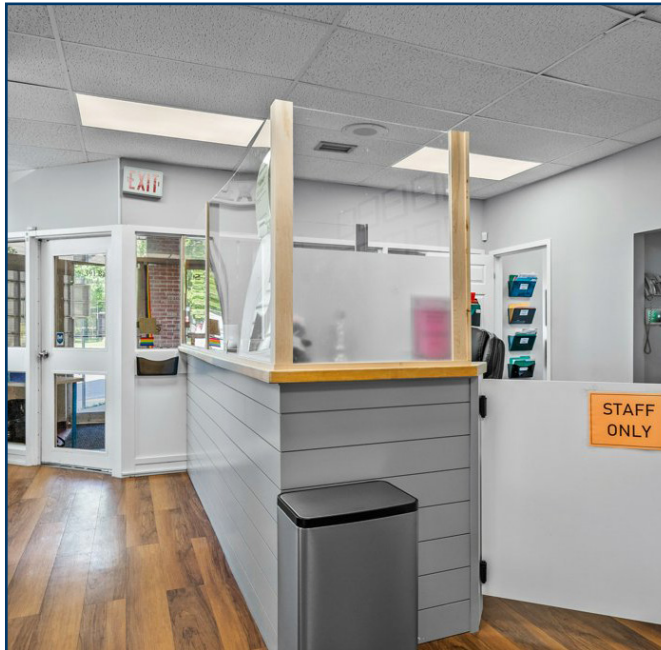
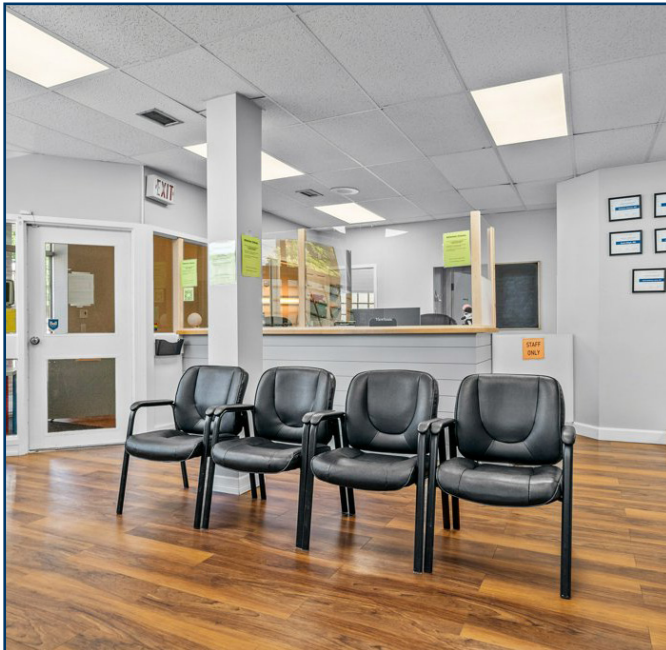
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**CURRENT OFFICE
MAIN FLOOR
EXTERIOR AREA 2221 SF**



**CURRENT OFFICE
LOWER LEVEL
INTERIOR AREA 2221 SF**

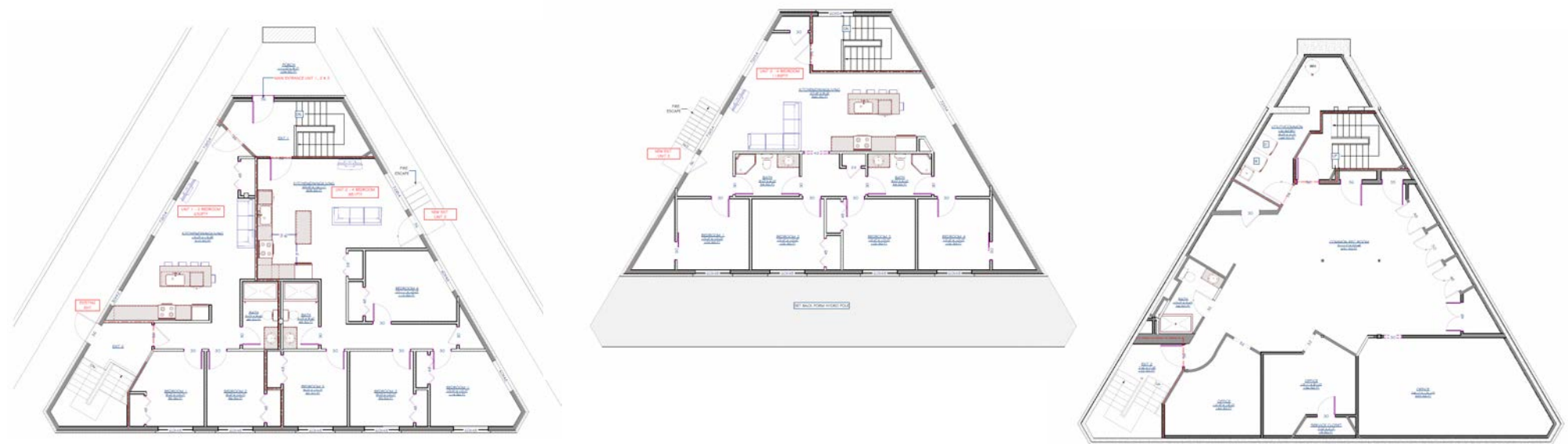


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RESIDENTIAL CONVERSION
CONCEPTUAL RENDERING



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PRINCESS STREET

QUEEN STREET

BARRIE STREET

391 BARRIE ST.

LOT LINES APPROXIMATE

NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- The Grizzly Grill
- Thai House Cuisine
- Copper Penny

FITNESS & RECREATION

- Queen Street Fitness
- Artillery Park Aquatic Centre
- SPINCO Kingston

GROCERY

- Metro
- Kingston Asian Super
- Bulk Barn

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.



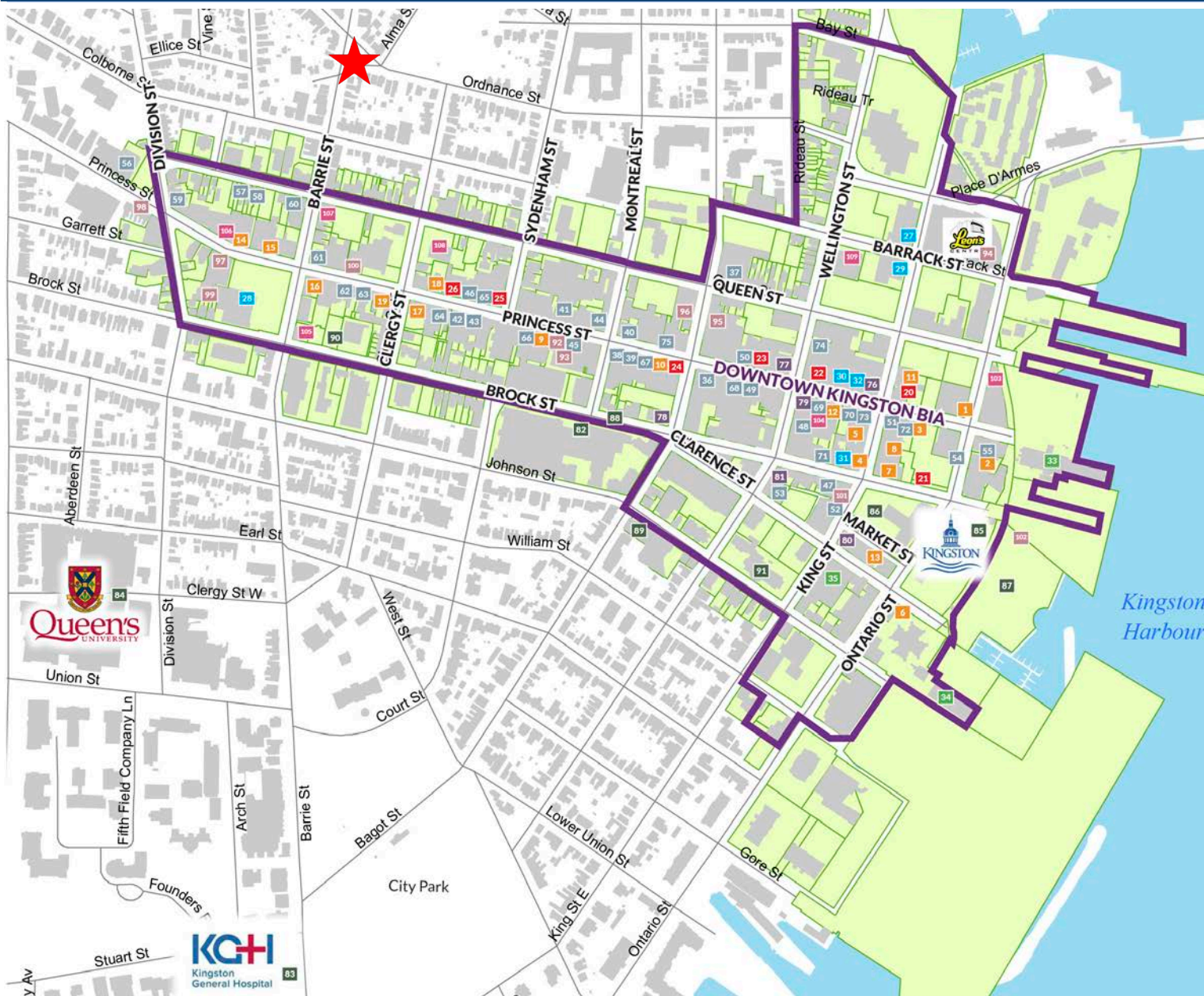
VERY BIKEABLE
Biking is convenient for most trips.



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MAP OF KINGSTON

Including Downtown BIA, Sydenham District, Queen's District, Inner Harbour District & Williamsville District

DINING

- 1 Lonestar Texas Grill
- 2 Milestones
- 3 Pan Chanco
- 4 Jack Astor's
- 5 Black Dog Tavern
- 6 Diane's Fish House
- 7 Olivea
- 8 Tango
- 9 Copper Penny
- 10 Grecos
- 11 Red House
- 12 Toucan
- 13 Tir Nan Og
- 14 The Grizzly Grill
- 15 Tommy's
- 16 Pizza Studio
- 17 The WORKS Craft Burgers
- 18 McDonalds
- 19 Tim Hortons

CAFE/BAKERY

- 20 Coffee & Company
- 21 Sippis
- 22 Starbucks
- 23 Card's Bakery
- 24 Crave Coffee & Bakery
- 25 Balzac's
- 26 Northside Espresso

GROCERY

- 27 Food Basics
- 28 Metro
- 29 LCBO
- 30 Tara's Natural Foods
- 31 Cooke's Fine Foods
- 32 General Brock's Commissary

HOTELS

- 33 Holiday Inn
- 34 Delta Waterfront by Marriott
- 35 4 Points by Sheraton

RETAIL

- 36 Shoppers Drug Mart
- 37 Staples
- 38 Dollarama
- 39 Dollar Tree
- 40 The Rocking Horse
- 41 Roots
- 42 Lululemon
- 43 Trailhead
- 44 Urban Outfitters
- 45 Heel Boy
- 46 The Running Room
- 47 Runner's Choice
- 48 Becker Shoes
- 49 Hatley Boutique
- 50 Cloth
- 51 Roundstone
- 52 Gracie's Clothing
- 53 Happy Thoughts
- 54 Waterfront Gifts
- 55 Chris James

RETAIL

- 56 Shoppers Drug Mart
- 57 Bridal Creations
- 58 Murano's Formalwear
- 59 The UPS Store
- 60 Frontenac Cycle
- 61 Phase 2 Clothing
- 62 Canada Computers
- 63 What'll I Wear
- 64 Art Noise
- 65 Agent 99
- 66 Midori Gifts
- 67 I Mode
- 68 Send in the Clowns
- 69 Minotaur
- 70 Modern Primitive
- 71 House of Angels
- 72 Fancy That
- 73 A-One Clothing
- 74 Martello Alley
- 75 Overstocks

FINANCIAL

- 76 Royal Bank
- 77 Scotiabank
- 78 CIBC
- 79 TD Bank
- 80 Bank of Montreal
- 81 Wellington Foreign Exchange

INSTITUTIONS

- 82 Hotel Dieu
- 83 Kingston General Hospital
- 84 Queen's University
- 85 Kingston City Hall
- 86 Springer Market Square
- 87 Confederation Basin
- 88 Kingston Transit Hub
- 89 Kingston Frontenac Public Library
- 90 St. Mary's Cathedral
- 91 St. George's Anglican Cathedral

ENTERTAINMENT

- 92 The Grand Theatre
- 93 The Screening Room
- 94 The Leon's Centre
- 95 Improbable Escapes
- 96 Sherlock's Escapes
- 97 Stages Night Club
- 98 Trinity Social
- 99 The Spot
- 100 Barcadia
- 101 Studio 22 Gallery
- 102 1000 Islands Cruises

FITNESS

- 103 Pole Fitness Kingston
- 104 Salti Yoga
- 105 Symphony Spa & Yoga
- 106 Samatva Yoga
- 107 Studio 330
- 108 Queen Street CrossFit
- 109 Goodlife Fitness