

FOR SALE

COMMERCIAL/OFFICE CONDOMINIUM



VIRTUAL TOUR



633 NORRIS COURT, UNIT 4 \$595,000

- High quality professional commercial/office condominium for sale, renovated in 2019
- 2,166 square feet (approx. 1,550 sf main level, and 616 sf second floor)
- Ownership includes four parking spaces, with additional parking in-common
- Condo fees \$380 per month
- Large signage onto Gardiners Road (lower section on pylon)
- Leased until end of September 2024

JAMES WARD

Broker

✉ jward@rtcr.com

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

☎ 613-384-1997 Ext. 25

**Rogers
& Trainor**

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

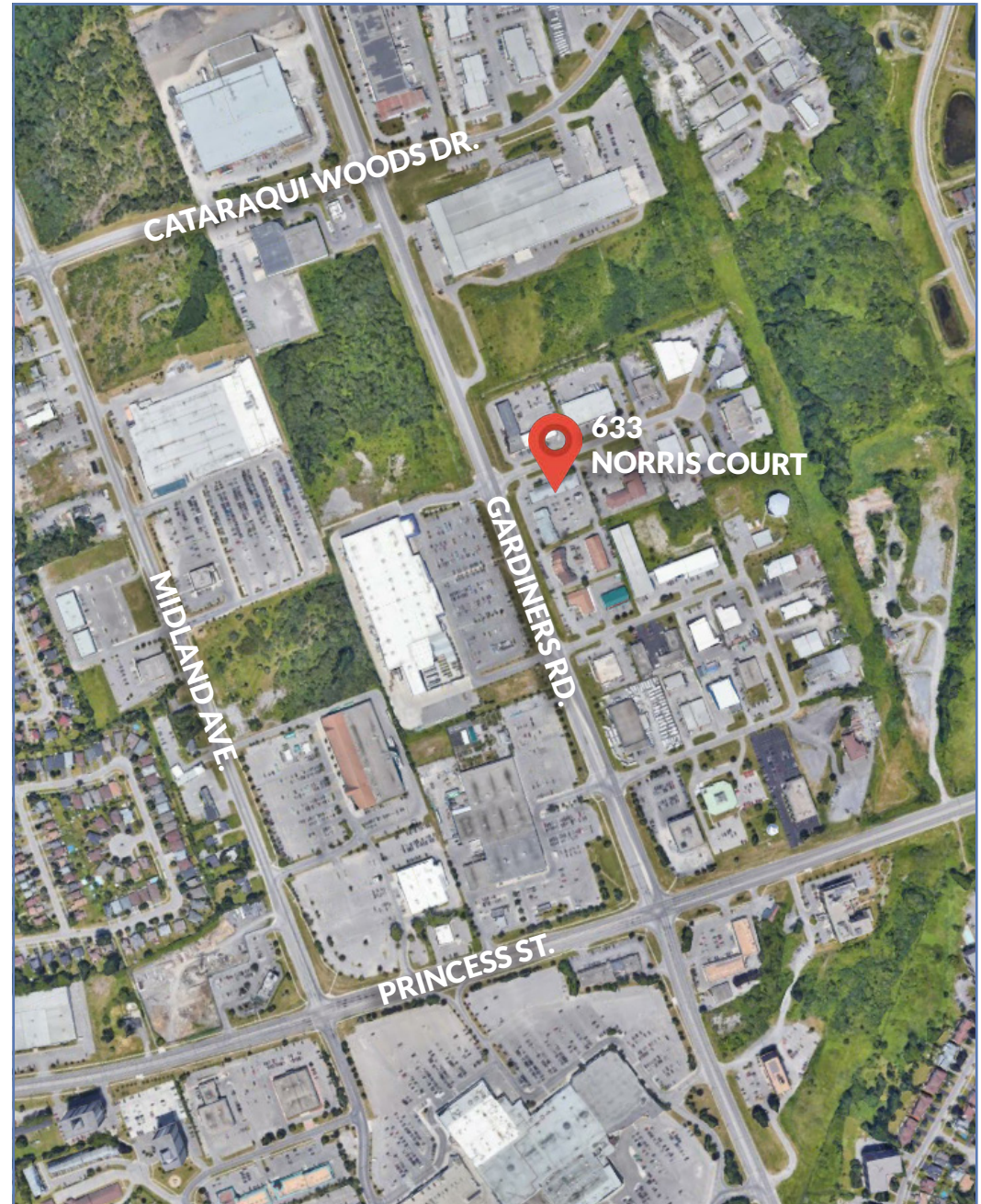
All information provided is deemed reliable but is not guaranteed and should be independently verified.

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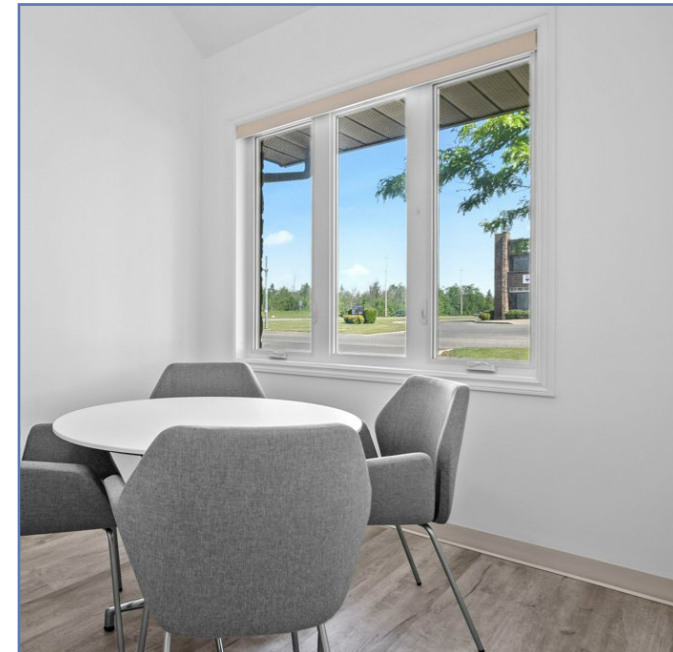
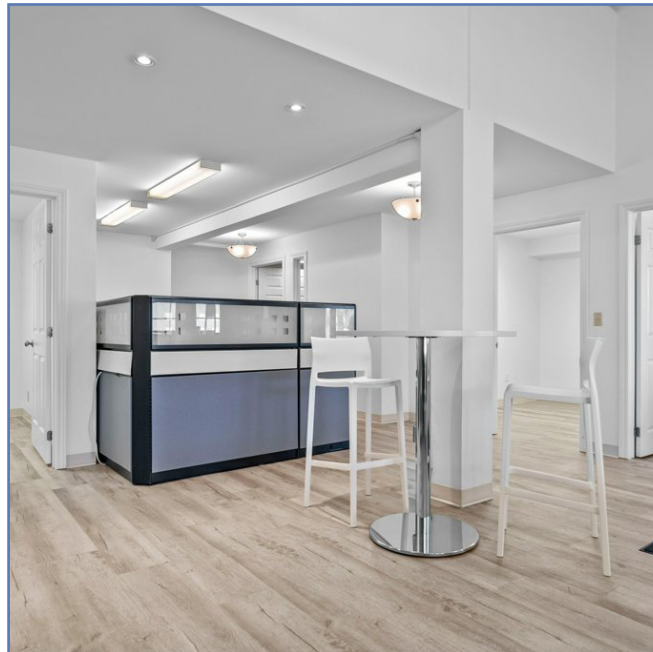
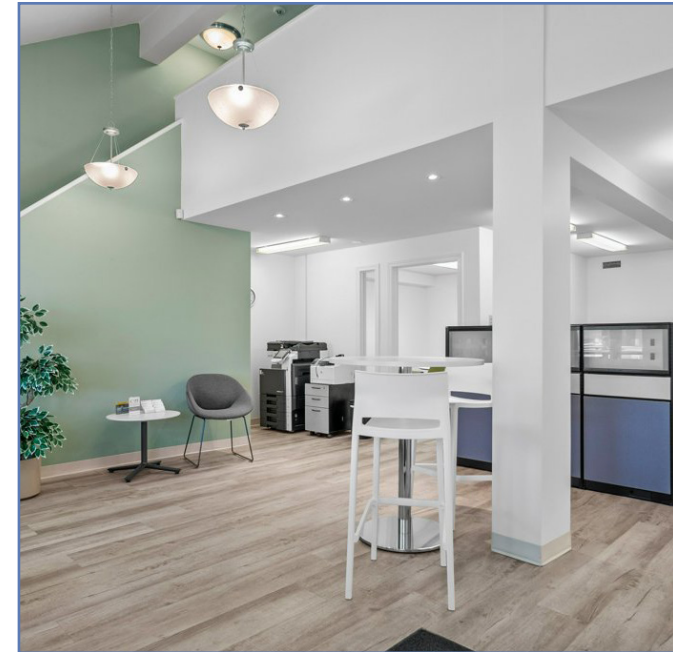
PROPERTY DETAILS

- PROPERTY ADDRESS:** 633 Norris Court, Unit 4
Kingston, Ontario, K7P 2R9
- LEGAL DESCRIPTION:** UNIT 10, LEVEL 1, FRONTENAC
CONDOMINIUM PLAN NO. 34 ;
PT LT 11, CON 3, PART 1 & 2,
13R9412, EXCEPT PT 6, 13R11022;
MORE FULLY DESCRIBED IN SCHEDULE 'A'
OF DECLARATION FR536183 ;
KINGSTON TOWNSHIP
- PIN:** 367340010
- AVAILABLE AREA:** Main Level +/- 1,550 SF
Second Floor +/- 616 SF
Total - +/- 2,166 SF
- ZONING:** M1
- PROPERTY TAXES:** \$11,761 (2024)
- PARKING:** 4 Parking Spaces included, with
additional parking in-common on site
- POSSESSION:** October 1, 2024
- HVAC:** Roof Top Units
- CONDO FEE:** \$380 per month, includes common
elements and exterior areas including all
roadways, sidewalks, grounds
and the exterior signage



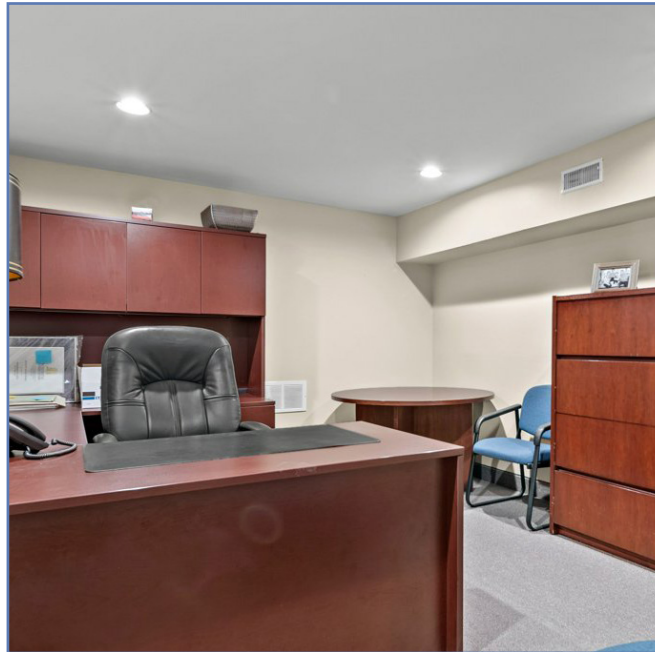
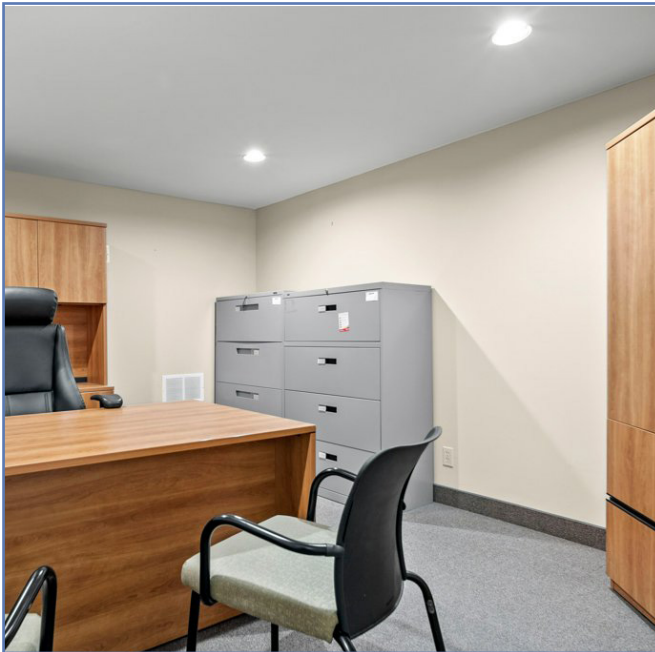
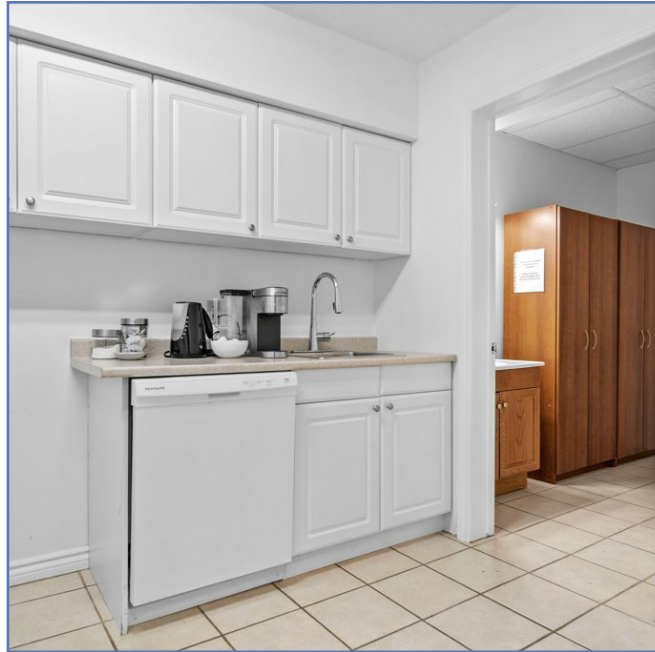
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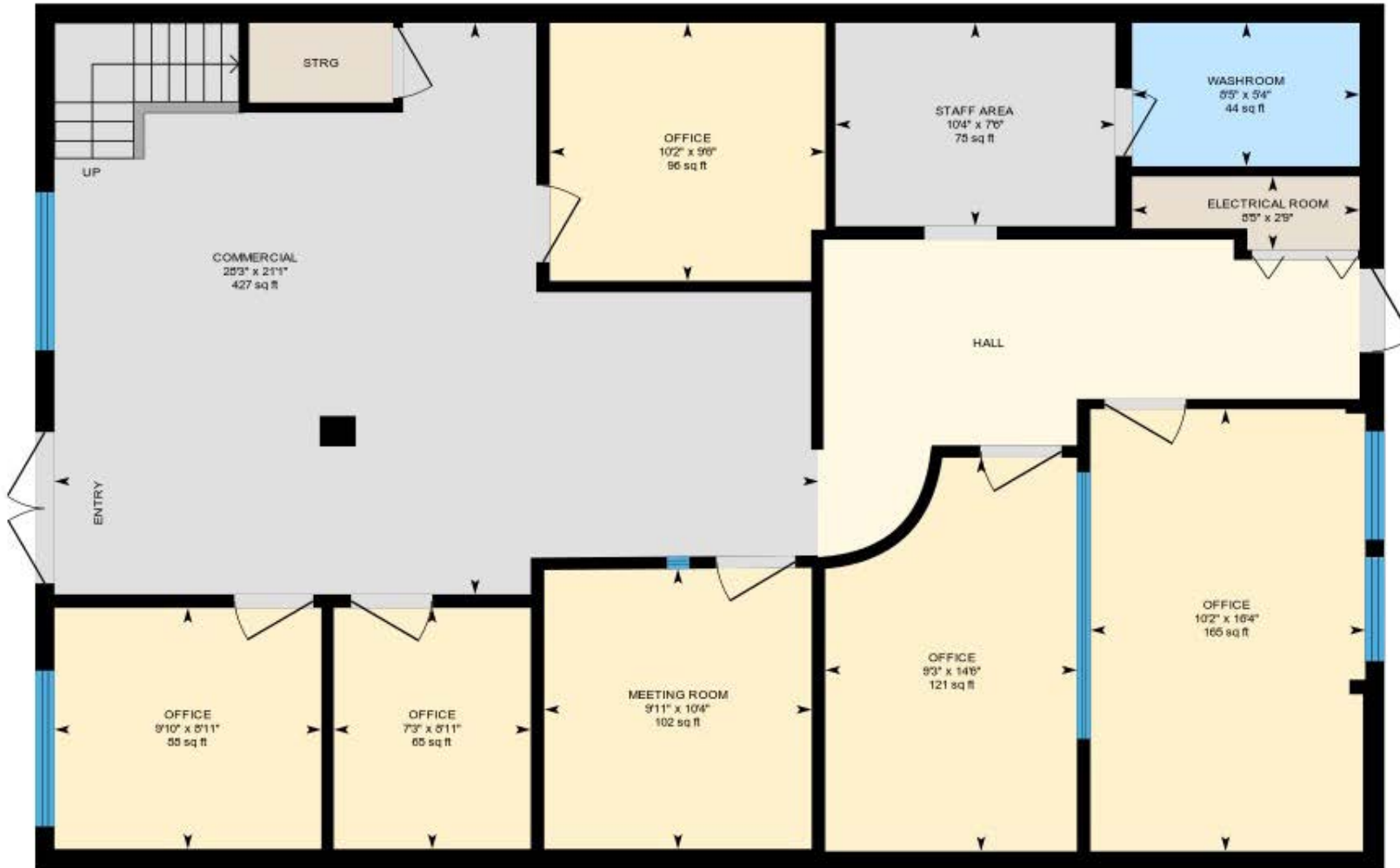
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FLOOR PLAN, MAIN LEVEL



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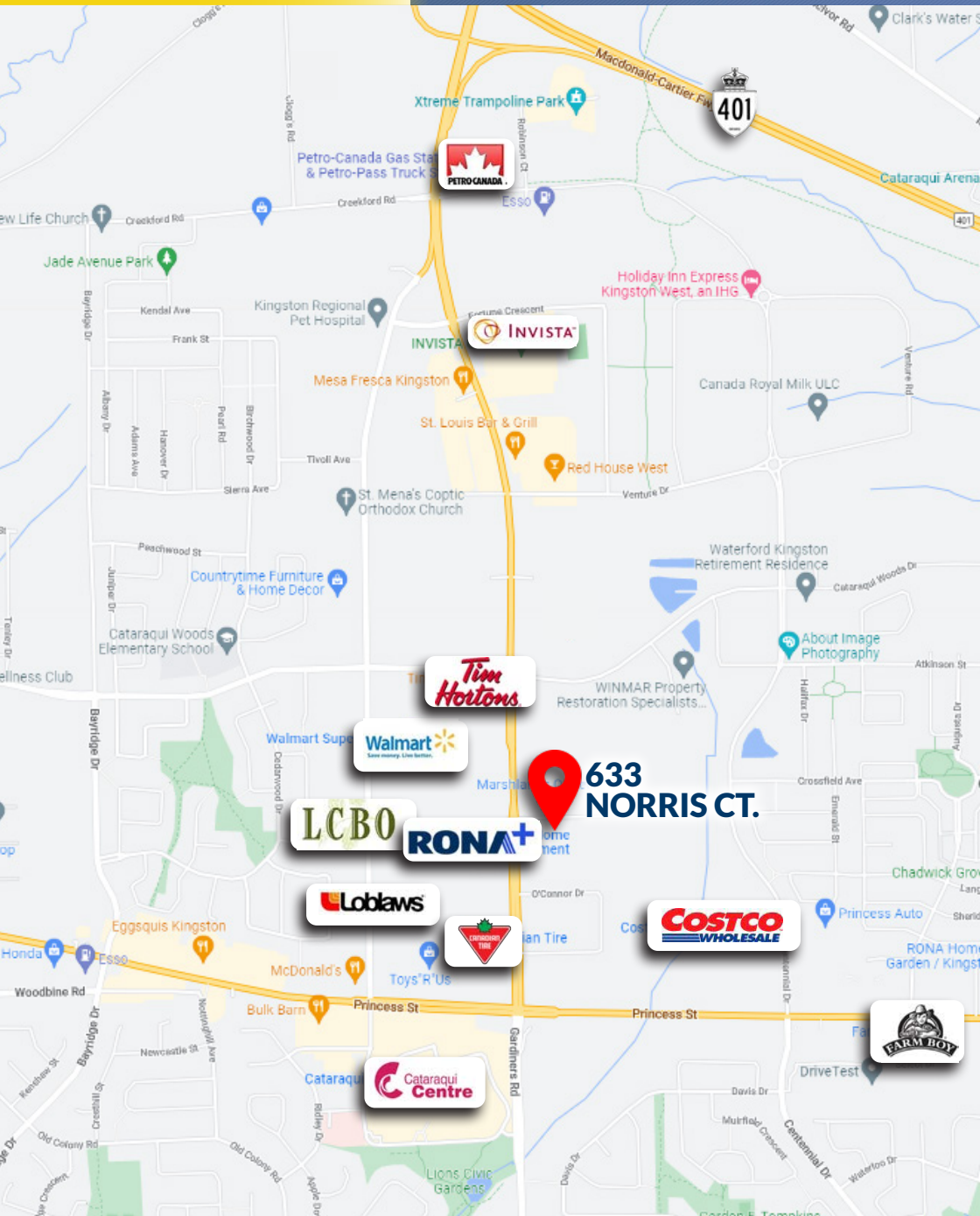
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FLOOR PLAN, SECOND FLOOR



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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Red House West
- Quesada Burritos
- St. Louis Bar & Grill
- Limestone Kebab House

FITNESS & RECREATION

- Fit4Less
- Planet Fitness
- Xtreme Trampoline Park

GROCERY

- Loblaws
- Costco
- Farm Boy

AMENITIES

- Rona+
- Princess Auto
- Cataraqi Centre
- BMO, CIBC, RBC

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2017*
- Ranked #4** Top City in Ontario for Millennials *Point2 Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*

