

FOR SALE

COMMERCIAL/OFFICE CONDOMINIUM



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.

FOR SALE

633 NORRIS COURT, UNIT 4

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

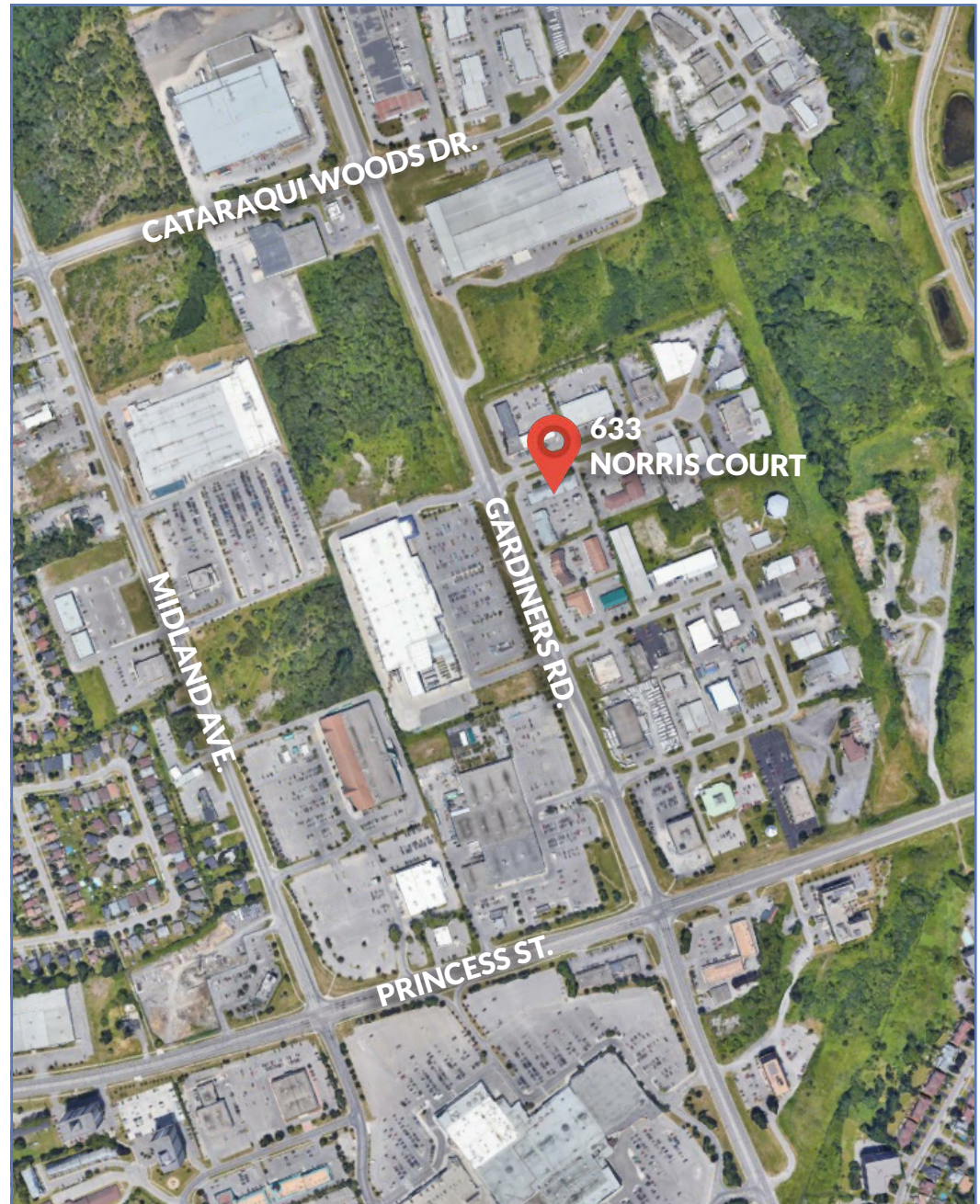
PROPERTY TAXES: \$11,761 (2024)

PARKING: 4 Parking Spaces included, with
additional parking in-common on site

POSSESSION: October 1, 2024

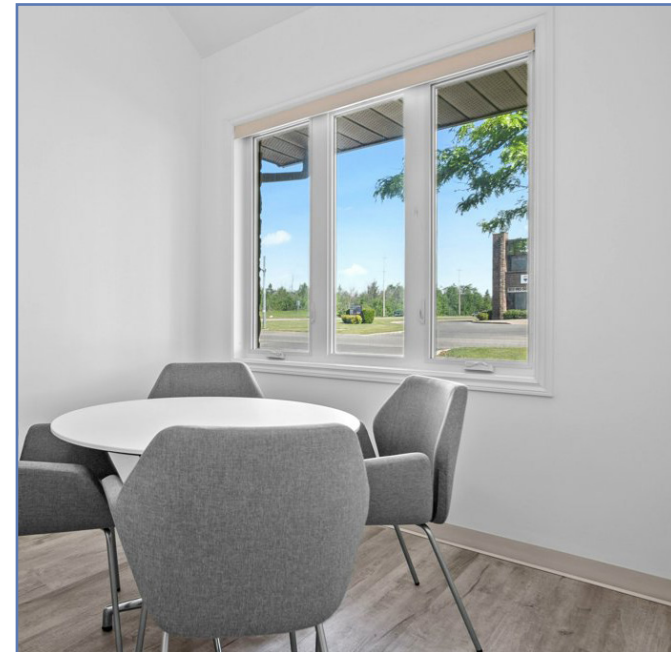
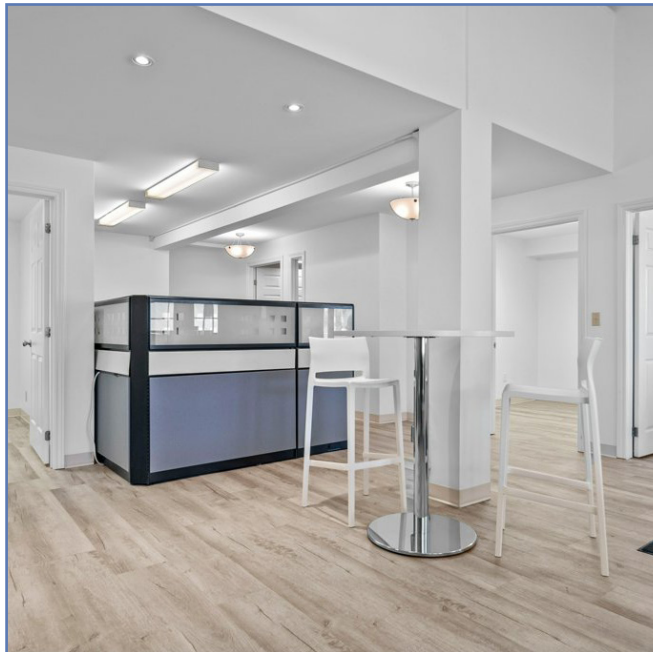
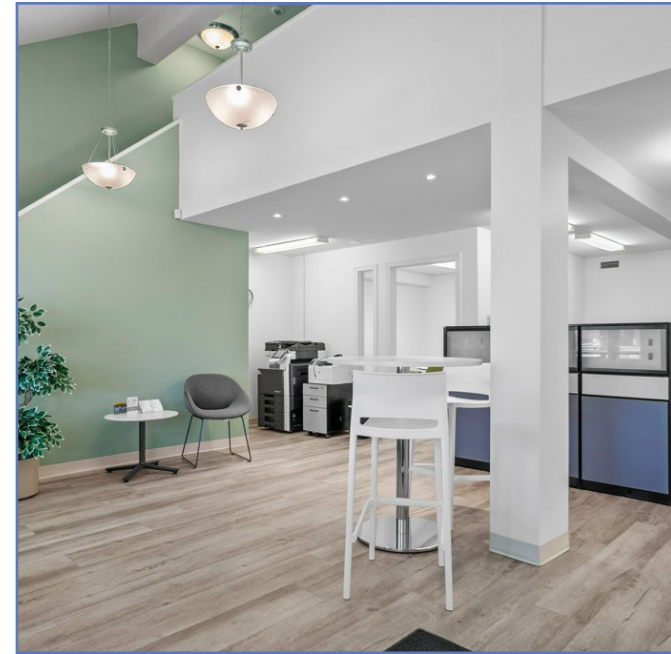
HVAC: Roof Top Units

CONDO FEE: \$380 per month, includes common
elements and exterior areas including all
roadways, sidewalks, grounds
and the exterior signage



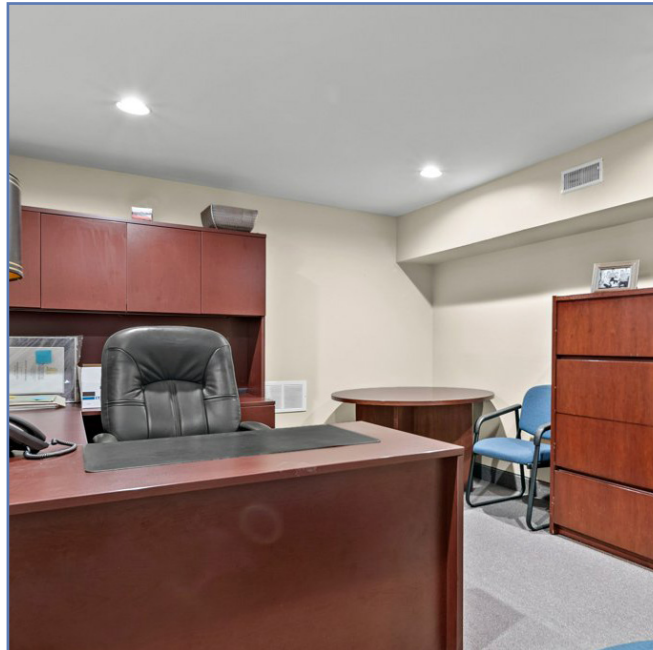
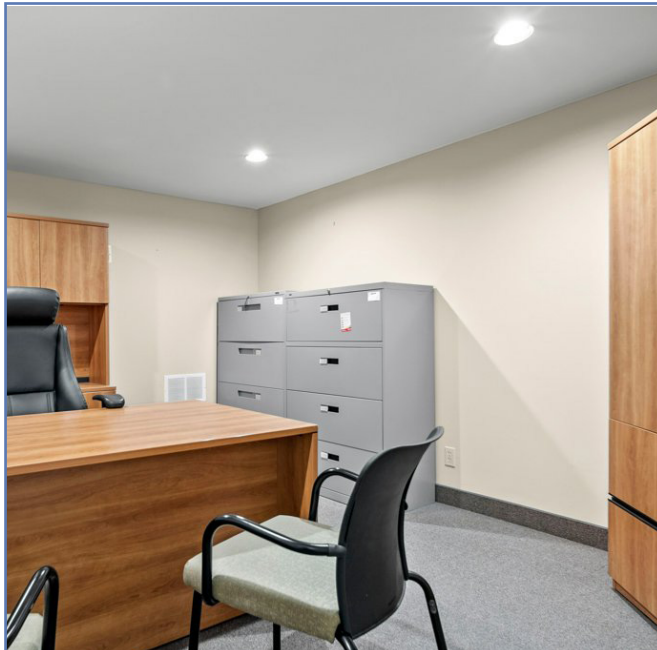
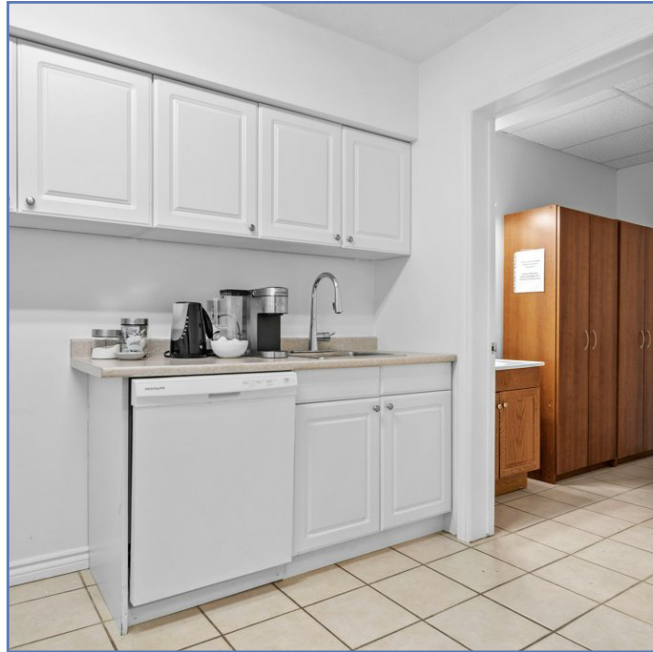
FOR SALE

633 NORRIS COURT, UNIT 4



FOR SALE

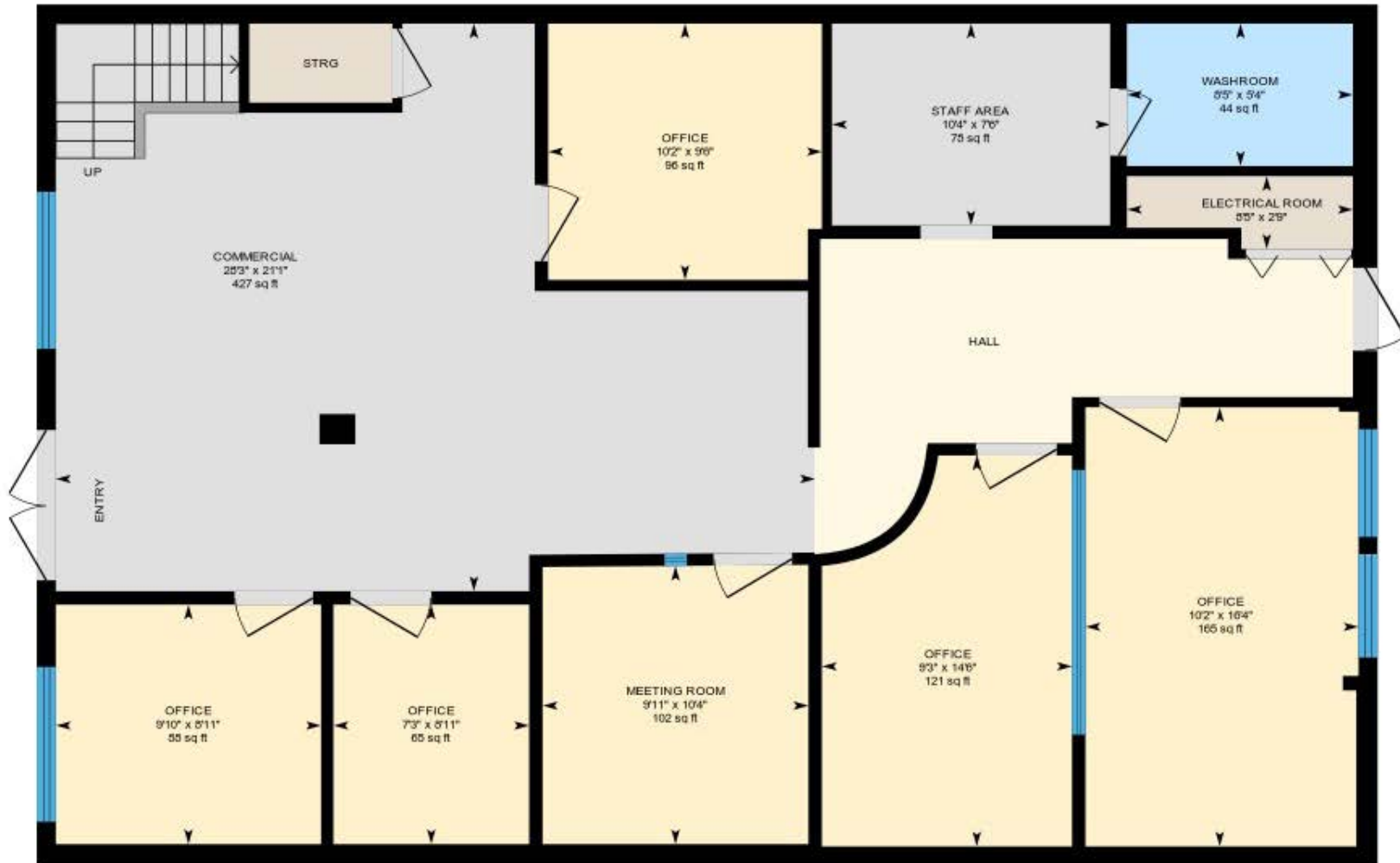
633 NORRIS COURT, UNIT 4



FOR SALE

633 NORRIS COURT, UNIT 4

FLOOR PLAN, MAIN LEVEL



FOR SALE

633 NORRIS COURT, UNIT 4

FLOOR PLAN, SECOND FLOOR



FOR SALE

633 NORRIS COURT, UNIT 4



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

