

# For Sale

**593 Norris Ct,  
Kingston, ON**

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**Rockwell Commercial Real Estate, Brokerage**

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## Property Facts

<b>Lot Size:</b>	± 1.5 acres
<b>Building Rentable Area:</b>	± 11,760 sf
<b>Lot Coverage:</b>	± 18%
<b>Zoning:</b>	General Industrial Zone (M2)
<b>Official Plan:</b>	General Industrial
<b>Legal Description:</b>	PT LT 11 CON 3 KINGSTON PT 11-12 13R7620; S/T FR467824E; KINGSTON
<b>PIN:</b>	360860065
<b>Environmental:</b>	New Phase I ESA completed November, 2025
<b>Electrical:</b>	400A/600V - to be verified
<b>Property Taxes:</b>	\$30,028.74 (2025 Final)
<b>Clear Height (Warehouse):</b>	± 14"6' to ± 16"6'
<b>Doors:</b>	2 grade-level overhead doors
<b>HVAC:</b>	5 gas-fired rooftop HVAC units
<b>Occupancy:</b>	Fully occupied by four tenants:
	Unit 1 All Safety Consulting
	Unit 2 Stride Academy
	Unit 4 Momentum Pilates
	Unit 5 Kelson Mechanical
<b>Seller:</b>	548222 Ontario Inc.

**Asking Price \$2,195,000.00**



## Broker's Data Room

Qualified Buyers may access additional information including rent roll, expense history, environmental reports, etc. after execution of the non-disclosure agreement found [HERE](#).

## Zoning

**M2 (By-Law No. 2022-62) zoning allows for a wide variety of uses including:**

- Automobile body shop
- Automobile repair shop
- Catering services
- Contractor's yard
- Equipment rental
- Heavy equipment or truck repair shop
- Industrial repair shop
- Light industrial use
- Office<sup>4</sup>
- Outdoor storage<sup>4</sup>
- Repair shop
- Retail store<sup>2</sup>
- Towing compound
- Transportation depot
- Warehouse
- Wholesale establish
- Workshop

<sup>2</sup>Is permitted only as as an accessory to a principal use on the lot and is limited to a maximum gross floor area of 25% of the gross floor area of the principal use

<sup>4</sup>Is permitted only as an accessory use to a principal use on the lot

# Income & Expense Proforma

593 Norris Ct, Kingston, ON

	Estimated (Jan 1, 2026 - Dec 31, 2026)	Market Adjusted
Base Rent	\$124,496	\$152,880
Additional Rent	\$70,984	\$72,108
<b>Gross Income</b>	<b>\$195,480</b>	<b>\$224,988</b>
<b>Operating Expenses (2025 Estimated)</b>		
Maintenance	\$5,000	\$5,000
Window Cleaning	\$300	\$300
HVAC Maintenance	\$3,800	\$3,800
Landscaping	\$4,300	\$4,300
Snow Removal	\$5,600	\$5,600
Management	\$7,875	\$9,000
Insurance	\$7,150	\$7,150
Property Taxes (2025 Final)	\$30,029	\$30,029
Electricity	\$4,400	\$4,400
Water & Sewer	\$2,530	\$2,530
<b>Total Recoverable Operating Expenses</b>	<b>\$70,984</b>	<b>\$72,108</b>
<b>Estimate Net Operating Income</b>	<b>\$124,496</b>	<b>\$152,880</b>

The above figures provided by the Broker for information purposes and while believed to be true and accurate, no representation or warranty, express or implied, is made to the accuracy or completeness of the information contained herein and such information may be subject to change without notice

Unit	Tenant	Rentable Area (sf)
1	All Safety Consulting Inc.	± 3,325 sf
2	Stride Academy Inc.	± 2,950 sf
3	Momentum Pilates Inc.	± 3,235 sf
4	Kelson Mechanical Eastern Inc.	± 2,250 sf
<b>Total:</b>		<b>± 11,760 sf</b>



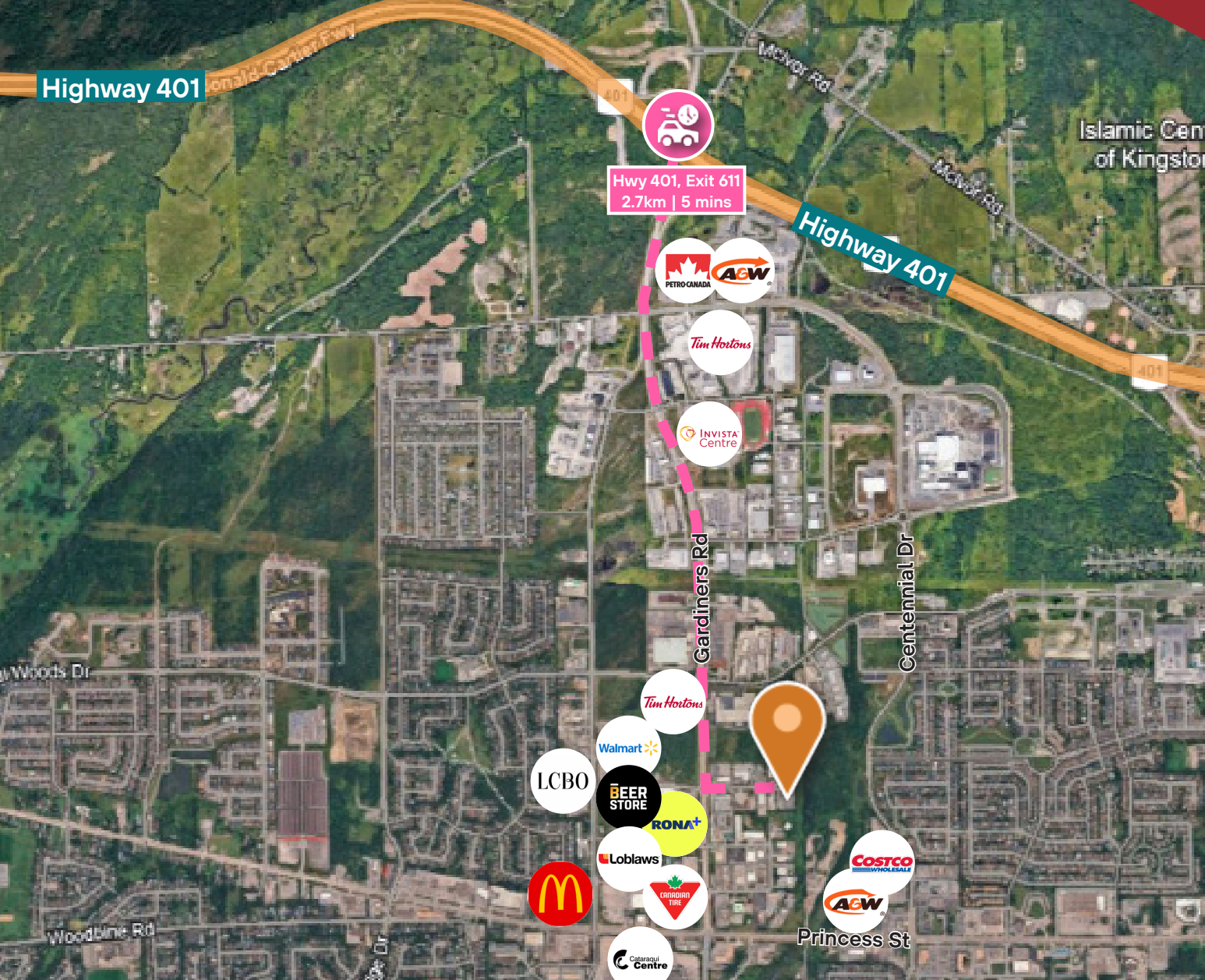


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## Contact Information

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## Connectivity

Highway 401 (611)		Ottawa		Montreal		Toronto	
Distance	Travel Time	Distance	Travel Time	Distance	Travel Time	Distance	Travel Time
2.7km	5m	183km	2hr 17m	320km	3hr 19m	258km	3hr 15m



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