

For Sale

**54 Maple St,
Kingston, ON**

Peter Kostogiannis

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Rockwell Commercial Real Estate, Brokerage

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Property Details

Address	54 Maple St, Kingston, ON
Total Building Size	± 25,000 sf (ground floor)
Lot Size	± 3.75 acres (irregular)
Building Age	Built in phases between 1910 - 1983 (±)
Legal Description	PT FARM LT 5 CON WEST GREAT CATARAQUI RIVER KINGSTON; PT RDAL AS SHOWN ON PL 19 KINGSTON AS IN FR215867 S/T FR215867 S/T INTEREST OF MUNICIPALITY; KINGSTON; THE COUNTY OF FRONTENAC
Easement	Subject to Right-of-Way at south-east corner of the property
PIN	360560182
Official Plan Designation	General industrial
Taxes (2025)	\$32,797.92
Frontage	± 278.57 ft
Lot Coverage	± 16.4 %
Parking	Ample on-site
Site Services	Water, hydro, gas
Sewage	Septic system
Roofing	Metal and asphalt
Electrical	To be confirmed by electrician
Heating/Cooling	Shop: Gas fired, suspended units
	Office: Electric

Asking Price: \$1,900,000.00

The property is offered on an as-is, where-is basis with no representations or warranties.

Zoning M3, Heavy Industrial Zone (By-Law № 2022-62). Zoning allows for a broad range of uses including but not limited to:

- Automobile body shop
- Automobile repair shop
- Contractor's yard
- Equipment rental
- Heavy equipment or truck repair shop
- Industrial repair shop
- Heavy Industrial use
- Light industrial use
- Office⁴
- Outdoor storage⁴
- Repair shop
- Retail store²
- Towing compound
- Transportation depot
- Warehouse
- Wastewater treatment facility
- Water supply plant
- Wholesale establishment
- Workshop

² Is permitted only as an accessory use 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

⁴ Is permitted only as an accessory use to a principal use on the lot

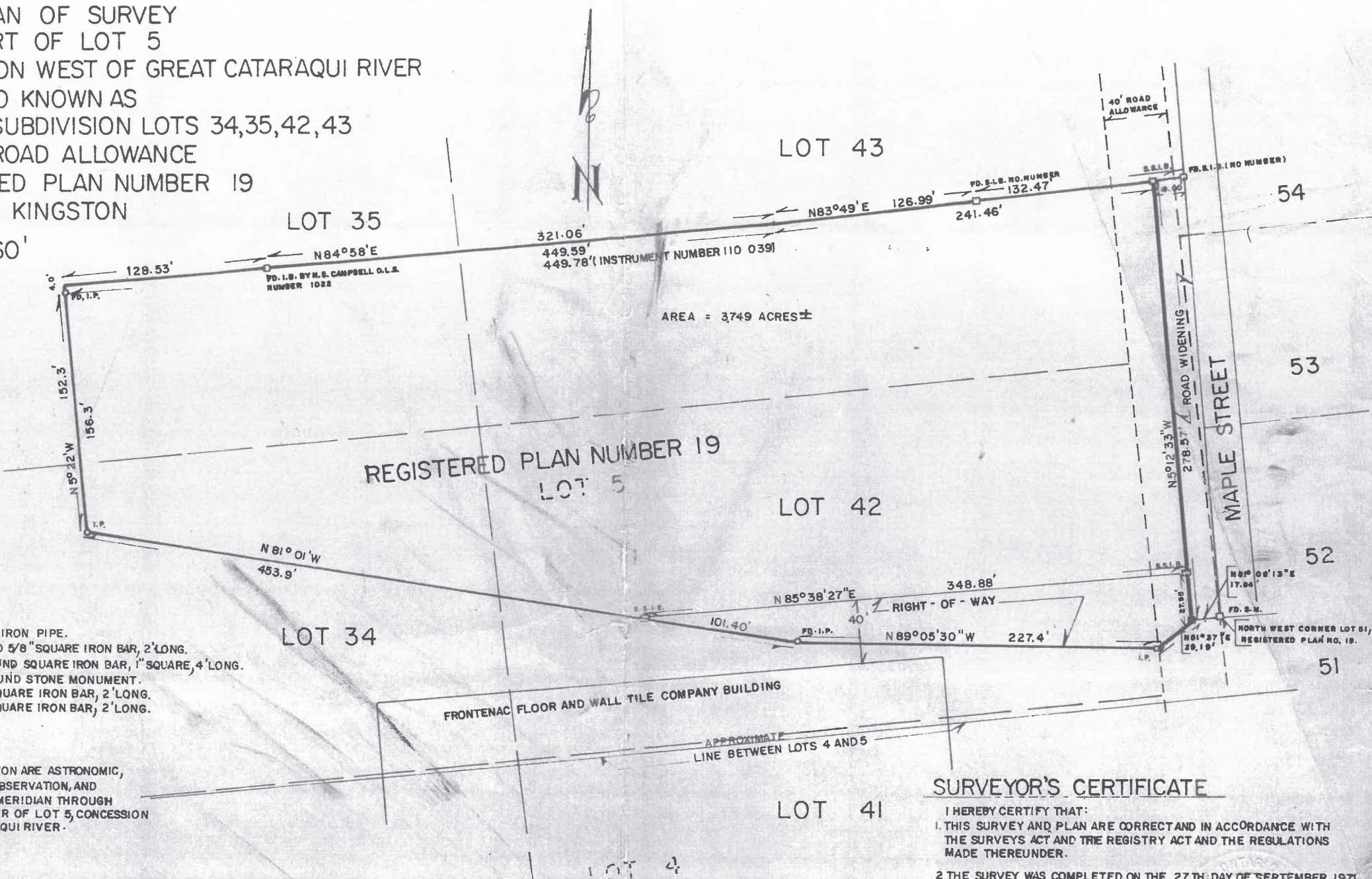
Survey

PLAN OF SURVEY
PART OF LOT 5
CONCESSION WEST OF GREAT CATARAQUI RIVER
ALSO KNOWN AS
SUBDIVISION LOTS 34,35,42,43
ROAD ALLOWANCE
REGISTERED PLAN NUMBER 19
OF KINGSTON

60'

FOUND IRON PIPE.
FOUND 5/8" SQUARE IRON BAR, 2' LONG.
FOUND SQUARE IRON BAR, 1" SQUARE, 4' LONG.
FOUND STONE MONUMENT.
FOUND SQUARE IRON BAR, 2' LONG.
FOUND SQUARE IRON BAR, 2' LONG.

HEREON ARE ASTRONOMIC,
OR OBSERVATION, AND
THE MERIDIAN THROUGH
CORNER OF LOT 5, CONCESSION
CATARAQUI RIVER.



AREA = 3749 ACRES ±

REGISTERED PLAN NUMBER 19
LOT 5

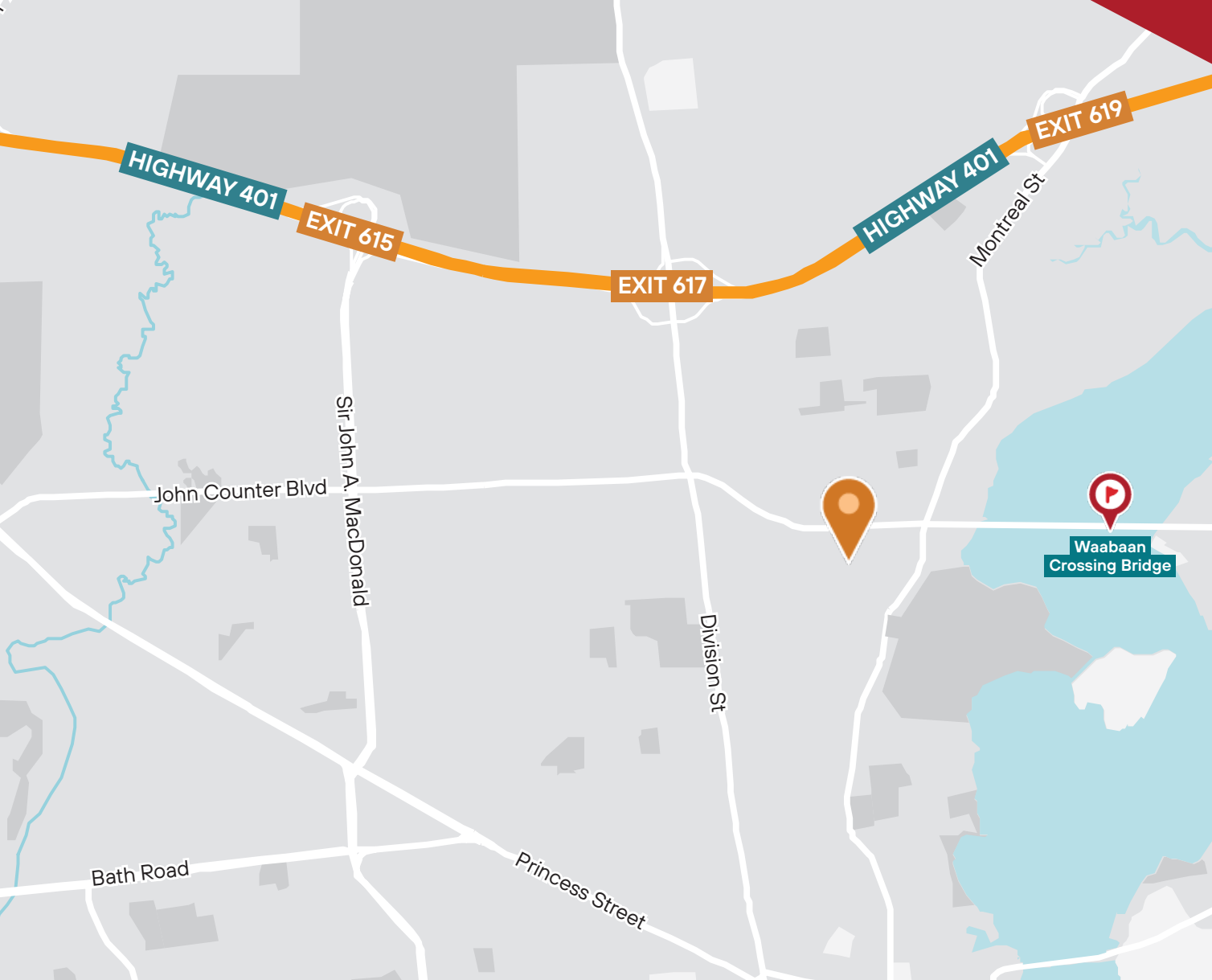
FRONTENAC FLOOR AND WALL TILE COMPANY BUILDING

APPROXIMATE
LINE BETWEEN LOTS 4 AND 5

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS
MADE THEREUNDER.

2. THE SURVEY WAS COMPLETED ON THE 27 TH. DAY OF SEPTEMBER, 1971.



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Contact Information

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Connectivity

Highway 401 (617)		Ottawa		Montreal		Toronto	
Distance	Travel Time	Distance	Travel Time	Distance	Travel Time	Distance	Travel Time
2km	4m	193km	1hr 54m	285km	3hr 2m	259km	2hr 37m



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