

FOR SALE

# COMMERCIAL/INDUSTRIAL CONDOMINIUM



## 637 NORRIS COURT, UNITS 5 & 6 \$689,000

- Commercial/Industrial condominium units fronting Gardiners Road.
- Total 2,700+/- square feet of commercial/retail with offices and storage.
- Rear loading with a 9ft high drive-in door.
- M1 Business Park Zoning. Commercial and Industrial Uses. Retail is permitted as an accessory use.
- 6 Deeded parking spaces and use of the extensive parking in common

**JAMES WARD**

Broker

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

**RTCR.COM**

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



# FOR SALE

# 637 NORRIS COURT, UNITS 5 & 6

## PROPERTY DETAILS

**PROPERTY ADDRESS:** 637 Norris Court, Units 5 & 6,  
Kingston, ON, K7P 1R7

**LEGAL DESCRIPTION:** **UNIT 5**, 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  
**UNIT 6**, 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:** 367340005 & 367340006

**AVAILABLE AREA:** Main Level +/- 1,700 SF  
Second Floor +/- 1,000 SF  
Total - +/- 2,700 SF

**ZONING:** M1 Business Park - Permitted uses include Light Industrial, Office, Production Studio, Repair Shop, Research Establishment, Workshop, Wholesale Establishment, Warehouse, Training Facility. Retail is permitted as an accessory use (25% of area)

**PROPERTY TAXES:** \$11,455 (2025)

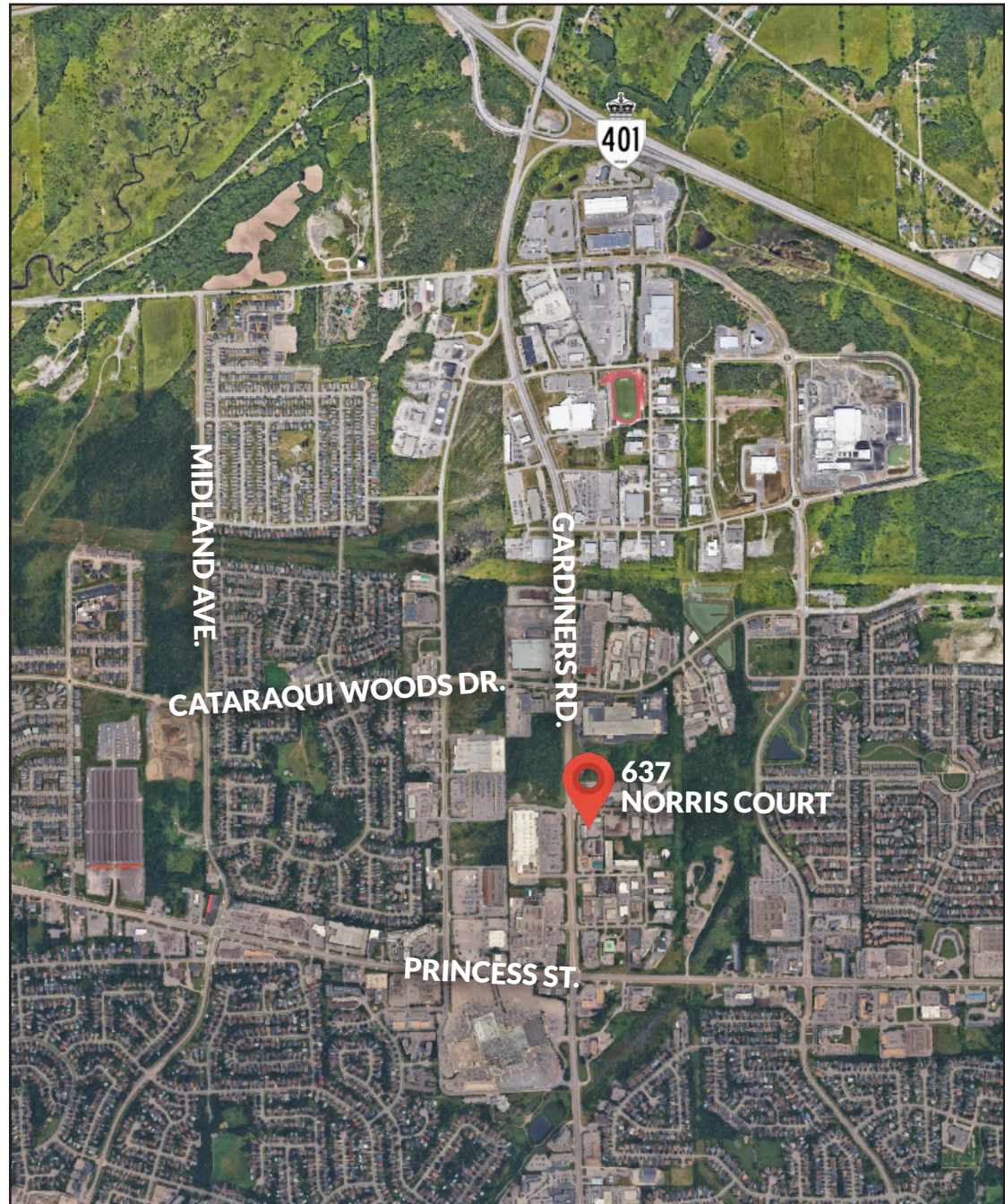
**PARKING:** 6 exclusive spaces plus parking in common at the front of the building

**POSSESSION:** Immediate

**HVAC:** Natural Gas, Forced Air, Central A/C

**CONDO FEE:** \$721.22 per month (2025), includes common elements and exterior areas including all roadways, sidewalks, grounds and the exterior signage

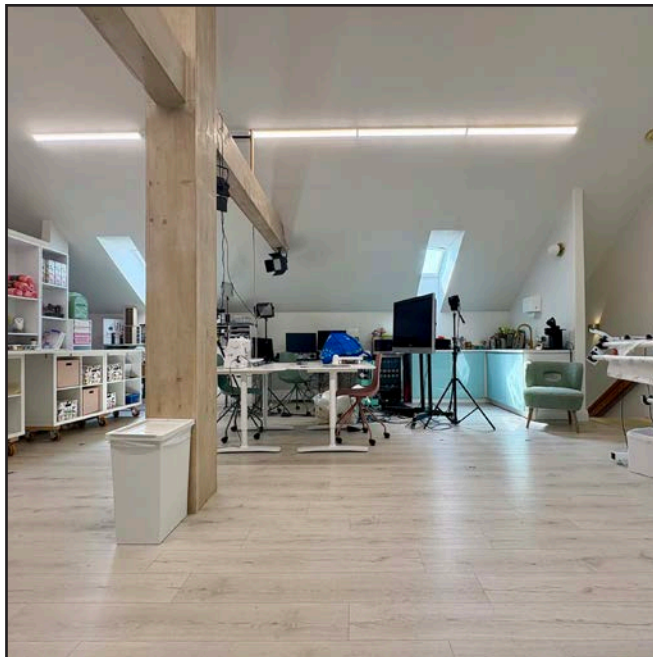
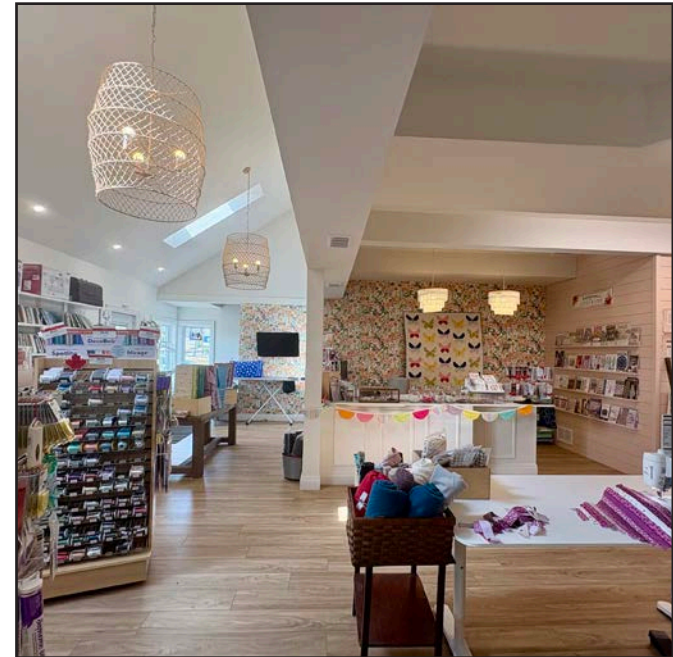
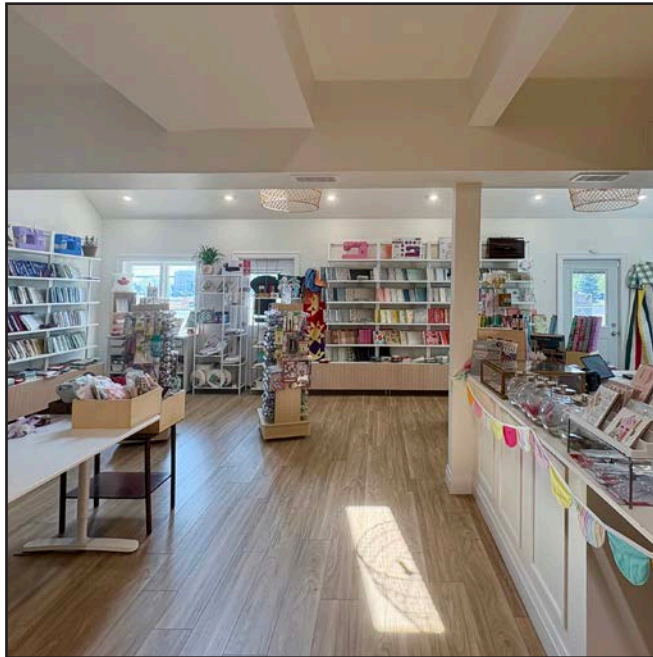
**SIGNAGE:** Allocated space for name on pylon signage at Gardiners & Norris Court. Signage on Unit





FOR SALE

637 NORRIS COURT, UNITS 5 & 6





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# 637 NORRIS COURT, UNITS 5 & 6



## 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 Small City in Canada for Startups in 2025, for the 6th Consecutive Year (StartupBlink)
- Ranked #1** Top Small City Worldwide in Energy & Environmental Ecosystems in 2025 (StartupBlink)
- Ranked #1** Best City Access to Amenities in Ontario in 2024 (Globe and Mail)
- Ranked #1** Best Cities for Students in Canada in 2023 (HelloSafe)
- Ranked #2** Ontario's Trending Cities for Renters in 2025 (Rent Cafe)
- Ranked #5** Best Place to Live in Ontario in 2024 (uHomes.com)
- Ranked #6** Small City for Human Capital and Lifestyle FDI Communities of the Future, 2018

