

FOR SALE

MIXED USE INVESTMENT OPPORTUNITY



 VIRTUAL TOUR

163 BROCK STREET, KINGSTON \$1,724,000

JAMES WARD

Broker

 [jward@rtcr.com](mailto:jward@rtcr.com)

 613-384-1997 ext. 25

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

[WWW.RTCR.COM](http://WWW.RTCR.COM)

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

FOR SALE

163 BROCK STREET KINGSTON



## PROPERTY DETAILS

BUILDING:	Total Above Grade = 4,762 SF Total Below Grade = 7,975 SF
LOT SIZE:	2,992 SF
PARKING:	None
HVAC:	Gas & Electric
ROOF:	Shingle (2021)
TAXES:	\$17,590 (2024)

## HIGHLIGHTS

- 5 Unit Mixed Use Building with 1900 sf Medical Office Space and 4 x Residential Units
- Prominent Corner Lot Location on Brock Street Across the Street from Hotel Dieu Hospital
- Property Located on Transit and Short Walk to the Heart of Downtown Kingston and Queen's University Main Campus
- Very Well Maintained and Tenanted Residential Units in High Demand Rental Location
- 1900 Sq Ft Medical Office Space. The Seller will lease-back until June 30 2026. \$25 per sq ft p.a. Triple-net.

## INCOME

UNIT	SUITE TYPE	MONTHLY RENT	UTILITIES PAID BY TENANT	UTILITIES PAID BY OWNER	MOVE IN DATE
1	1 plus Den	\$1,481.12	All	None	Aug-23
2	1 plus Den	\$1,675	All	None	May-25
3	1 Bedroom	\$1,550	All	None	Aug-21
4	1 Bedroom	\$1,950	All	None	Aug-21
COMMERCIAL	1,900 sf	\$3,958	All	None	Owner-Occupied Leaseback until June 30, 2026
LAUNDRY		-			
PARKING		-			
<b>TOTAL MONTHLY</b>		<b>\$10,614</b>			
<b>TOTAL ANNUALLY</b>		<b>\$127,373</b>			

## EXPENSES

EXPENSE	ANNUAL COST	DESCRIPTION
PROPERTY TAXES	\$17,590	2024 Final Tax Amount
INSURANCE	\$5,617	Current Annual Premium
UTILITIES	\$1,800	Common Owner Account (UK Labeled Basement)
REPAIRS & MAINTENANCE	\$4,000	\$1,000/Unit/Year (Res Only)
MANAGEMENT	\$10,075	7% Gross Rent plus HST
RECOVERABLE COMMERCIAL EXPENSES	(\$19,000)	Based on \$10 psf
<b>TOTAL</b>	<b>\$20,082</b>	

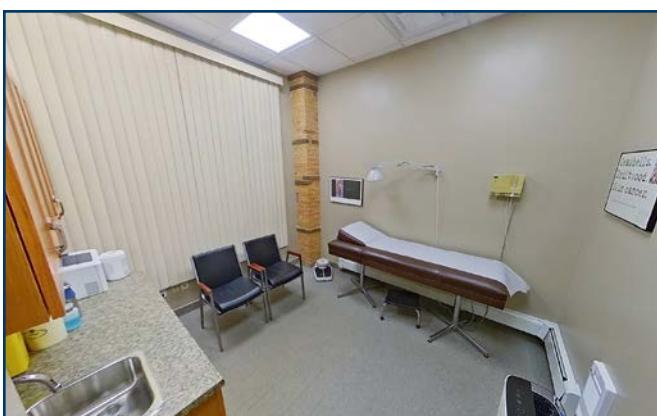
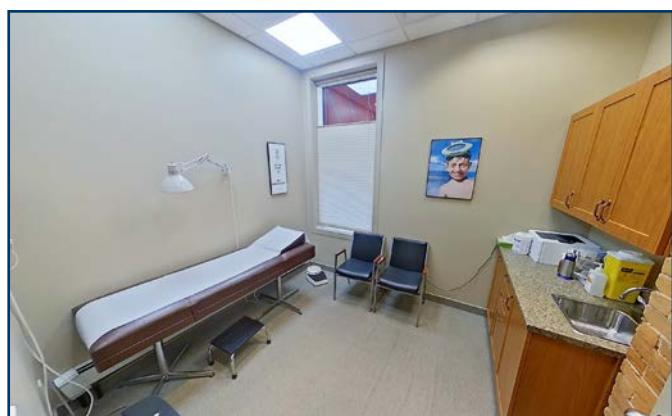
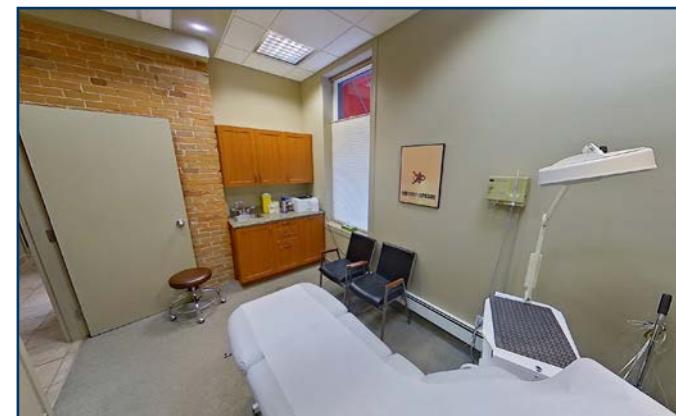
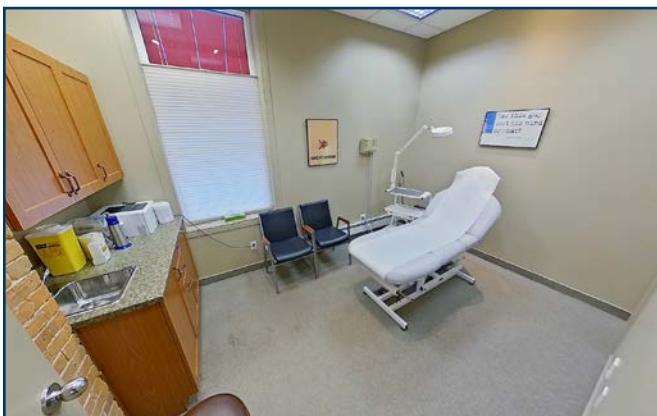
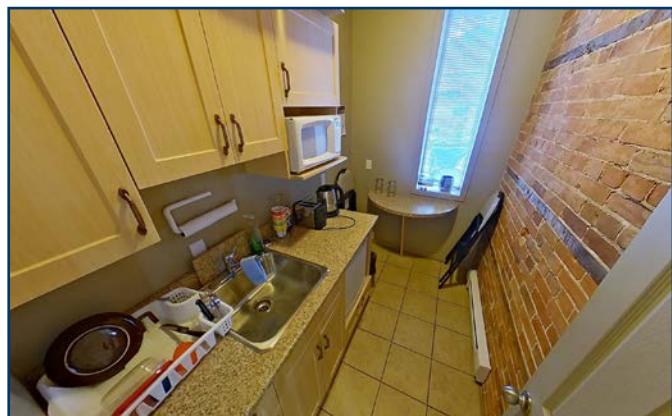
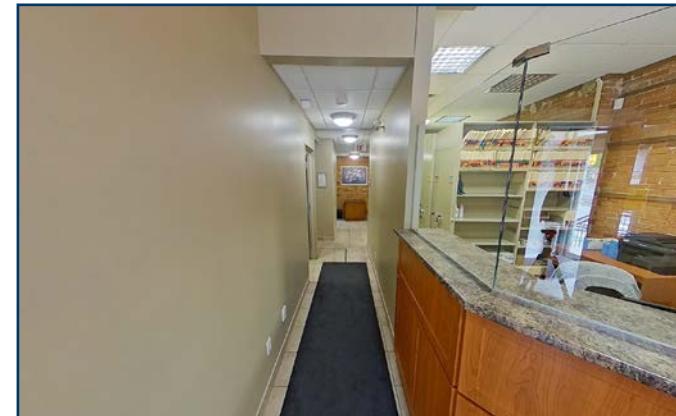
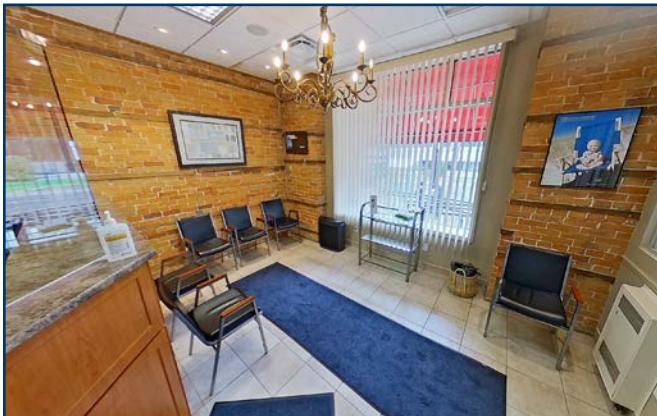
**Annual Net Income  
= \$107,291.16**



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# INTERIOR PHOTOS

# 163 BROCK STREET KINGSTON

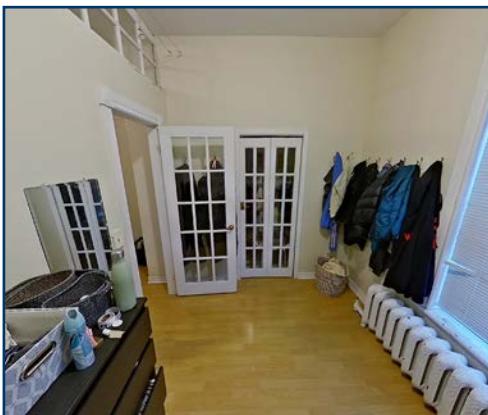
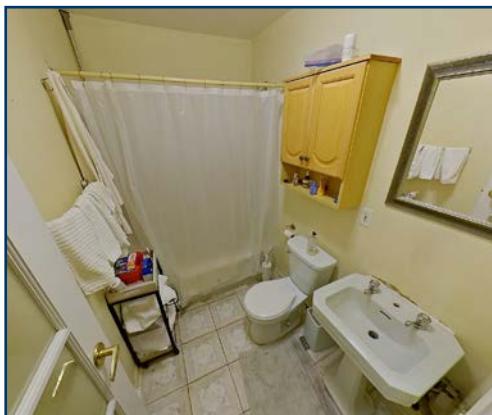
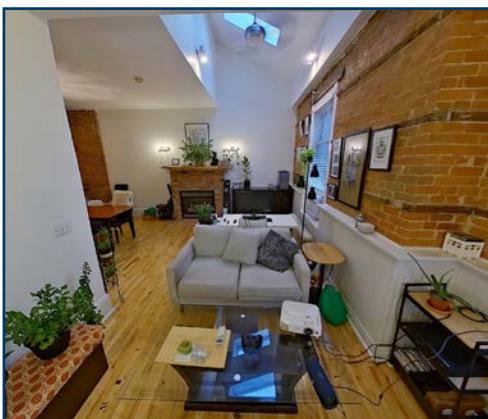
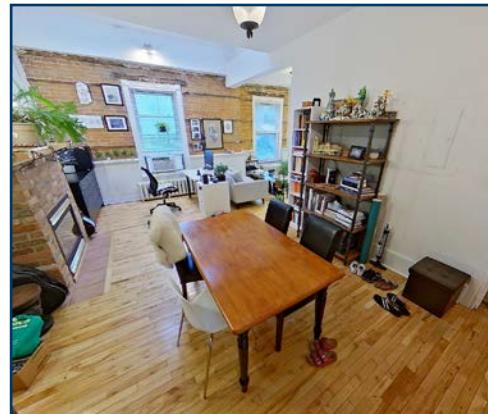
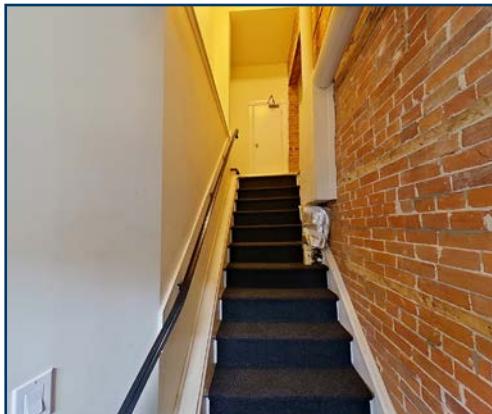


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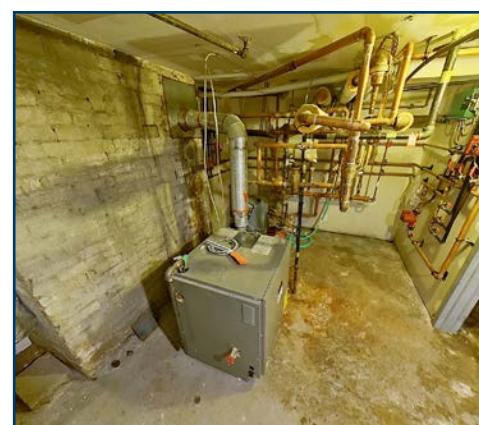
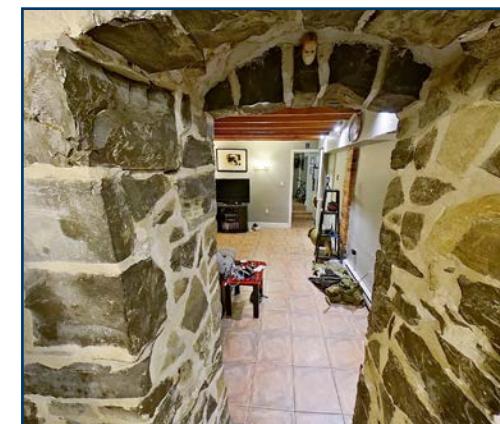
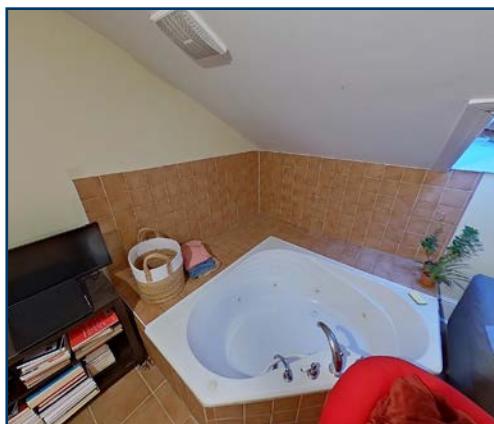
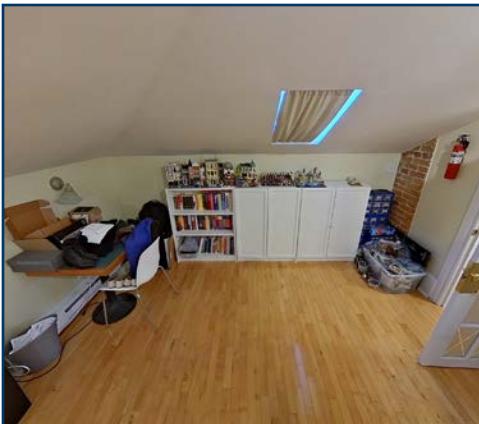


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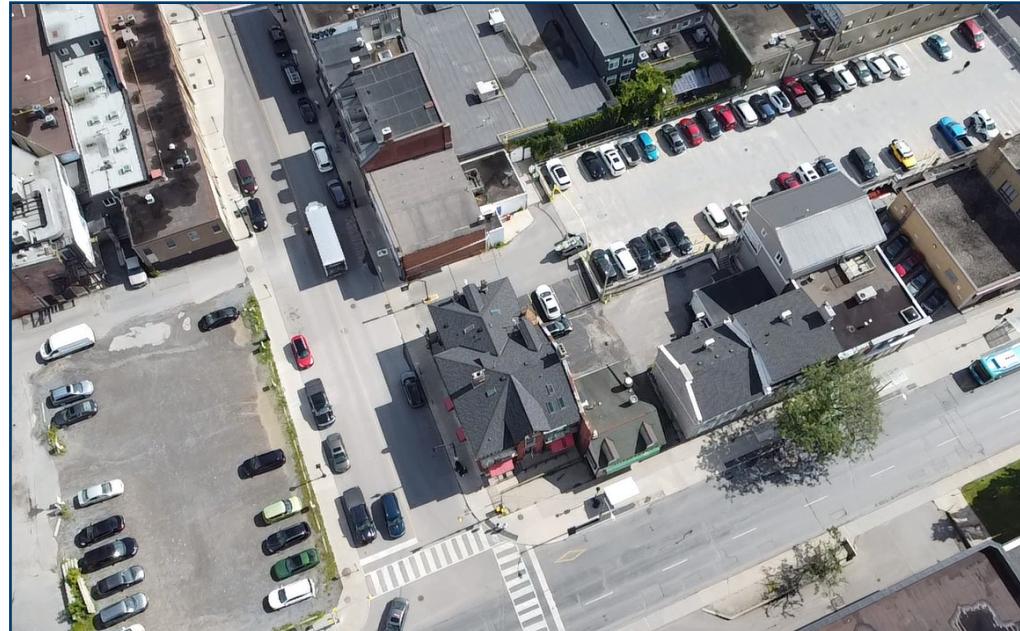
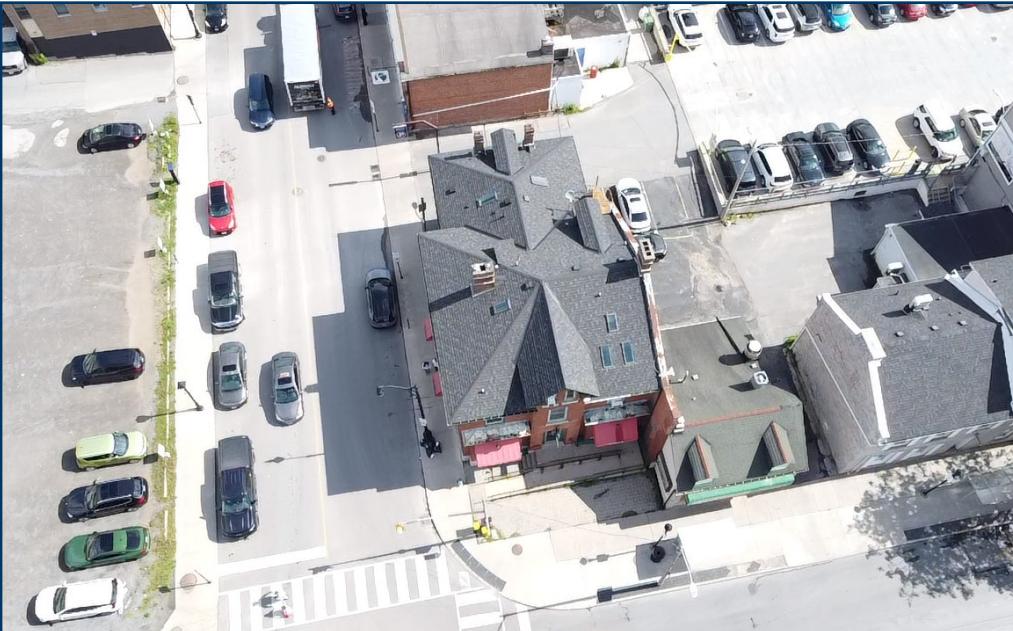


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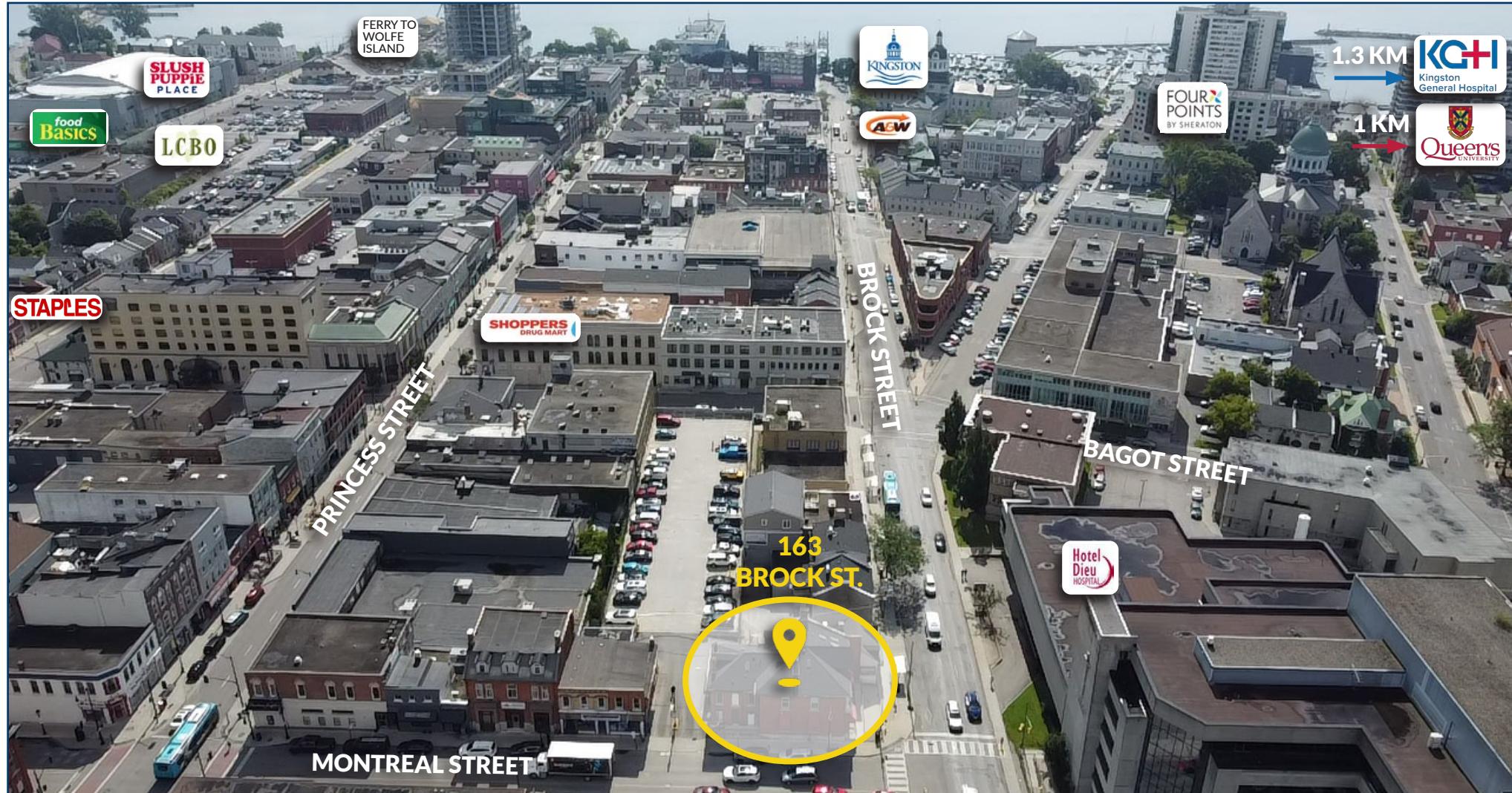
**COMMERCIAL UNIT**  
**MAIN LEVEL**  
**RENTABLE AREA 1900 SF**







**BASEMENT (BELOW GRADE)**  
INTERIOR AREA 703.91 SF



## NEIGHBOURHOOD HIGHLIGHTS

### RESTAURANTS

- Cambodiana
- Harper's Burger Bar
- Copper Penny

### GROCERY

- Food Basics
- Cooke's Fine Foods
- Bulk Barn

### FITNESS & RECREATION

- Good Life Fitness
- Artillery Park Aquatic Centre
- Kingston Waterfront

### SCHOOLS

- Queen's University
- Sydenham Public School
- Central Public School

## DOWNTOWN KINGSTON

Kingston's Downtown is the cultural and entertainment hub of the region. There are over 100 unique restaurants, many specialty gift and fashion boutiques, art galleries, and a thriving tourism industry, especially in the summer. The beautiful waterfront, well maintained parks, prominent entertainment venues, and historic limestone buildings make it a top choice for visitors from near and afar.



**WALKER'S PARADISE**  
Daily errands do not require a car.



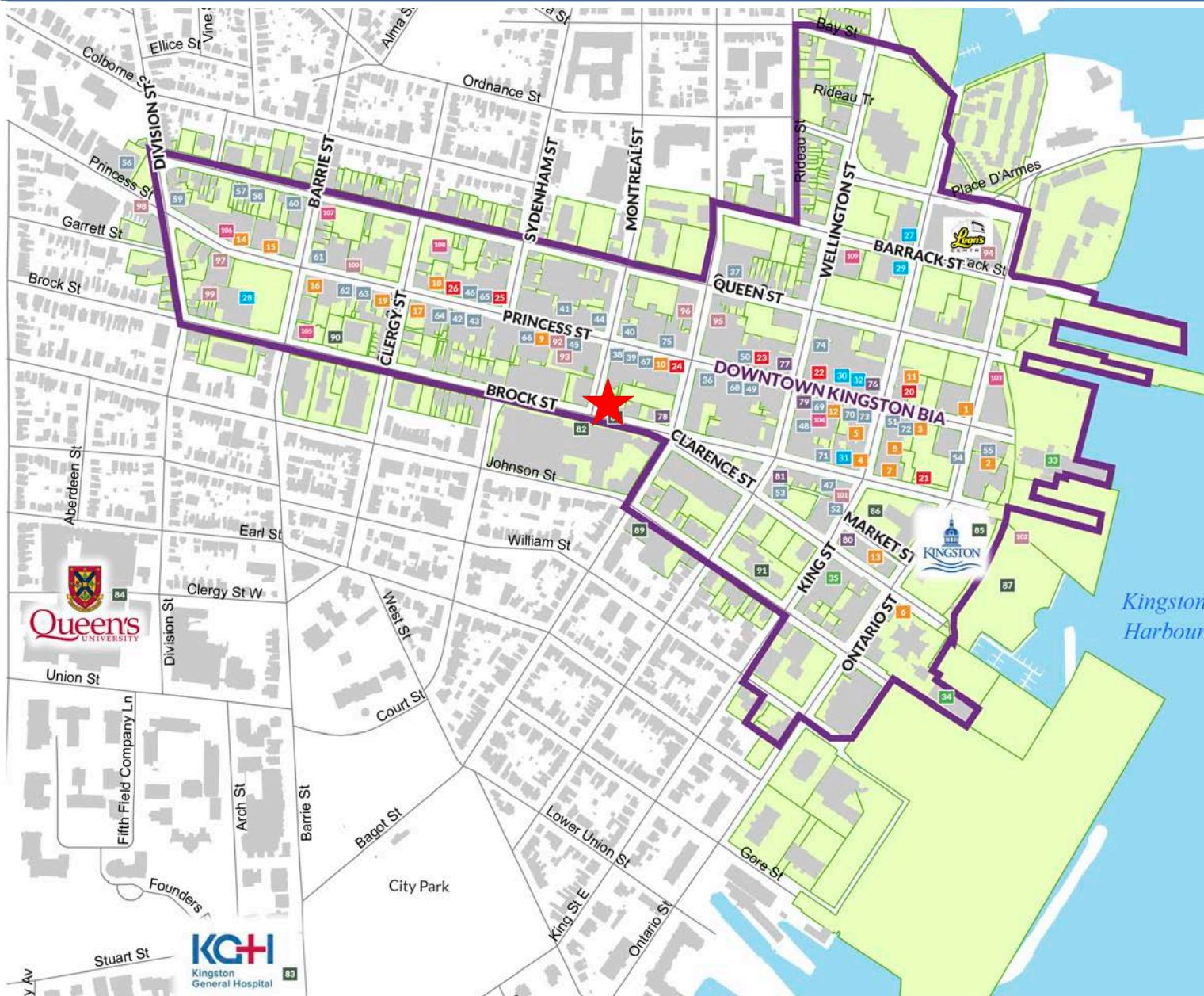
**GOOD TRANSIT**  
Many nearby public transportation options.



**VERY BIKEABLE**  
Biking is convenient for most trips.

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## MAP OF KINGSTON

Including Downtown BIA, Sydenham District, Queen's District, Inner Harbour District & Williamsville District

### DINING

- 1 Lonestar Texas Grill
- 2 Milestones
- 3 Pan Chancho
- 4 Jack Astor's
- 5 Black Dog Tavern
- 6 Diane's Fish House
- 7 Olivea
- 8 Tango
- 9 Copper Penny
- 10 Grecos
- 11 Red House
- 12 Toucan
- 13 Tir Nan Og
- 14 The Grizzly Grill
- 15 Tommy's
- 16 Pizza Studio
- 17 The WORKS Craft Burgers
- 18 McDonalds
- 19 Tim Hortons

### RETAIL

- 56 Shoppers Drug Mart
- 57 Bridal Creations
- 58 Murano's Formalwear
- 59 The UPS Store
- 60 Frontenac Cycle
- 61 Phase 2 Clothing
- 62 Canada Computers
- 63 What'll I Wear
- 64 Art Noise
- 65 Agent 99
- 66 Midori Gifts
- 67 I Mode
- 68 Send in the Clowns
- 69 Minotaur
- 70 Modern Primitive
- 71 House of Angelis
- 72 Fancy That
- 73 A-One Clothing
- 74 Martello Alley
- 75 Overstocks

### CAFE/BAKERY

- 20 Coffee & Company
- 21 Sipps
- 22 Starbucks
- 23 Card's Bakery
- 24 Crave Coffee & Bakery
- 25 Balzac's
- 26 Northside Espresso

### FINANCIAL

- 76 Royal Bank
- 77 Scotiabank
- 78 CIBC
- 79 TD Bank
- 80 Bank of Montreal
- 81 Wellington Foreign Exchange

### INSTITUTIONS

- 82 Hotel Dieu
- 83 Kingston General Hospital
- 84 Queen's University
- 85 Kingston City Hall
- 86 Springer Market Square
- 87 Confederation Basin
- 88 Kingston Transit Hub
- 89 Kingston Frontenac Public Library
- 90 St. Mary's Cathedral
- 91 St. George's Anglican Cathedral

### HOTELS

- 33 Holiday Inn
- 34 Delta Waterfront by Marriott
- 35 4 Points by Sheraton

### RETAIL

- 36 Shoppers Drug Mart
- 37 Staples
- 38 Dollarama
- 39 Dollar Tree
- 40 The Rocking Horse
- 41 Roots
- 42 Lululemon
- 43 Trailhead
- 44 Urban Outfitters
- 45 Heel Boy
- 46 The Running Room
- 47 Runner's Choice
- 48 Becker Shoes
- 49 Hatley Boutique
- 50 Cloth
- 51 Roundstone
- 52 Gracie's Clothing
- 53 Happy Thoughts
- 54 Waterfront Gifts
- 55 Chris James

### ENTERTAINMENT

- 92 The Grand Theatre
- 93 The Screening Room
- 94 The Leon's Centre
- 95 Improbable Escapes
- 96 Sherlock's Escapes
- 97 Stages Night Club
- 98 Trinity Social
- 99 The Spot
- 100 Barcadia
- 101 Studio 22 Gallery
- 102 1000 Islands Cruises

### FITNESS

- 103 Pole Fitness Kingston
- 104 Salty Yoga
- 105 Symphony Spa & Yoga
- 106 Samvat Yoga
- 107 Studio 330
- 108 Queen Street CrossFit
- 109 Goodlife Fitness



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