

FOR SALE

MIXED USE INVESTMENT OPPORTUNITY



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

JAMES WARD
Broker

✉ jward@rtcr.com

☎ 613-384-1997 ext. 25

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

WWW.RTCR.COM

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

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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		-			
TOTAL MONTHLY		\$10,614			
TOTAL ANNUALLY		\$127,373			

EXPENSES

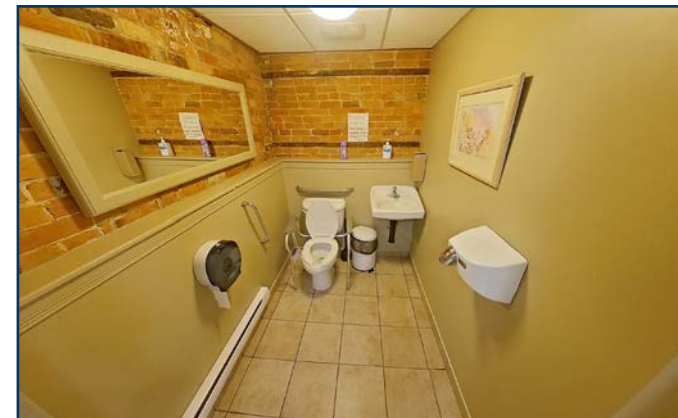
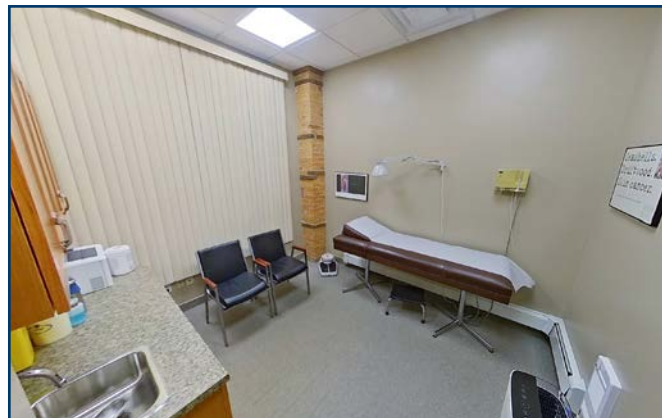
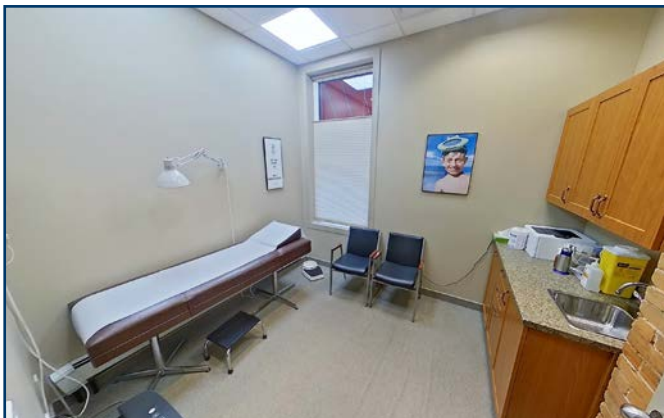
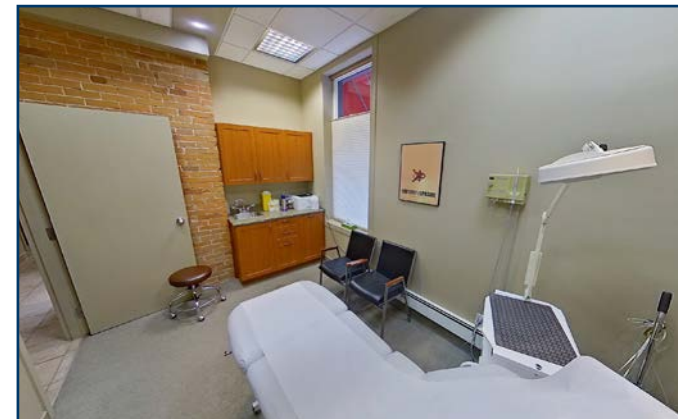
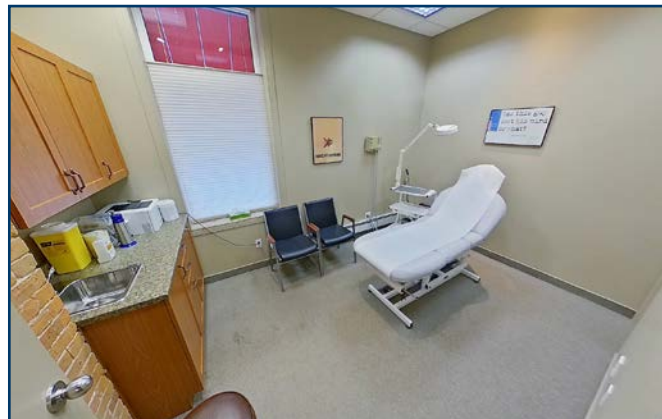
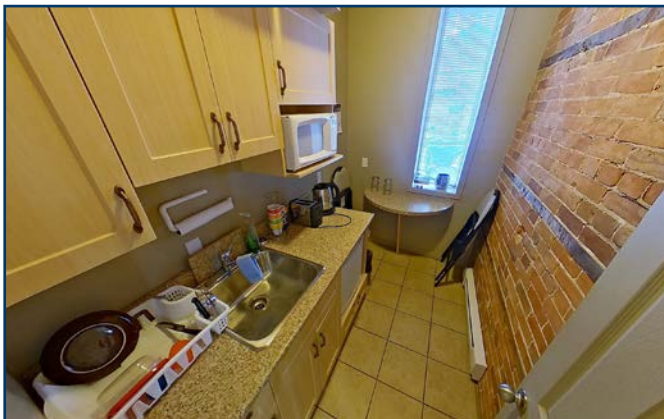
EXPENSE	ANNUAL COST	DESCRIPTION
PROPERTY TAXES	\$17,590	2024 Final Tax Amount
INSURANCE	\$5,617	Current Annual Premium
UTILITIES	\$1,800	Common Owner Account (UK Labeled Basement)
REPAIRS & MAINTENANCE	\$4,000	\$1,000/Unit/Year (Res Only)
MANAGEMENT	\$10,075	7% Gross Rent plus HST
RECOVERABLE COMMERCIAL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

Annual Net Income
= \$107,291.16



INTERIOR PHOTOS

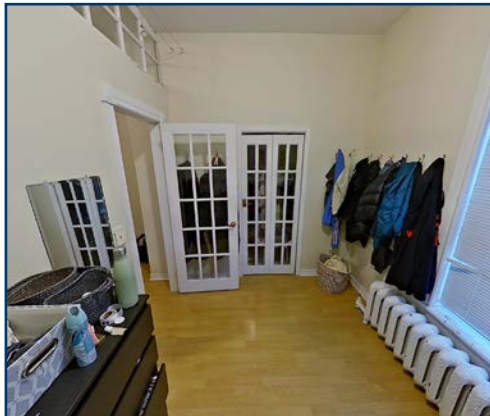
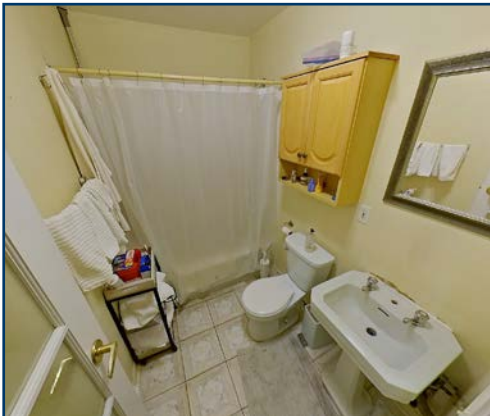
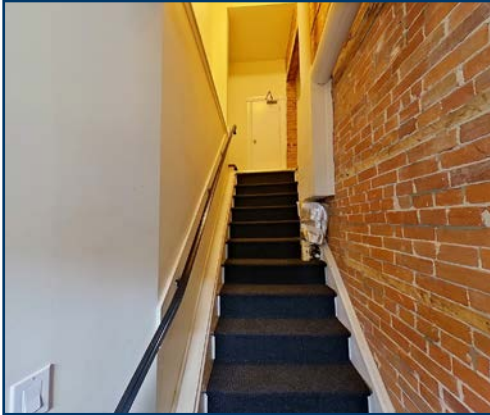
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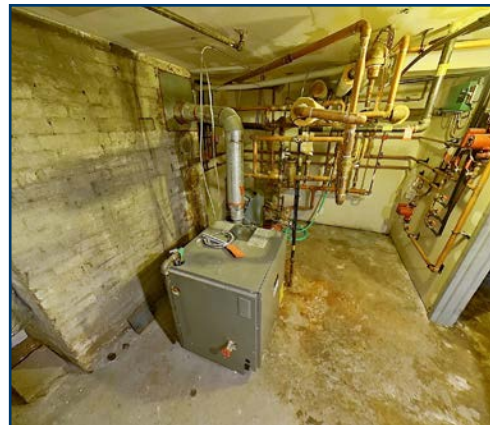
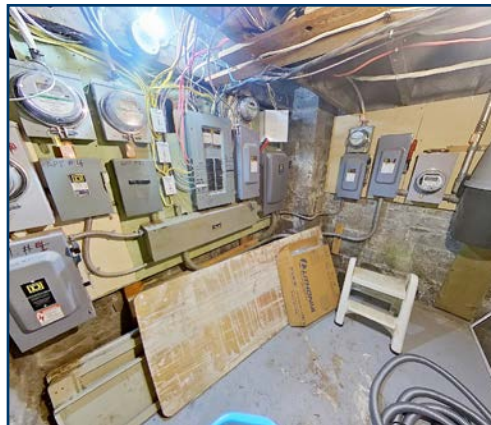
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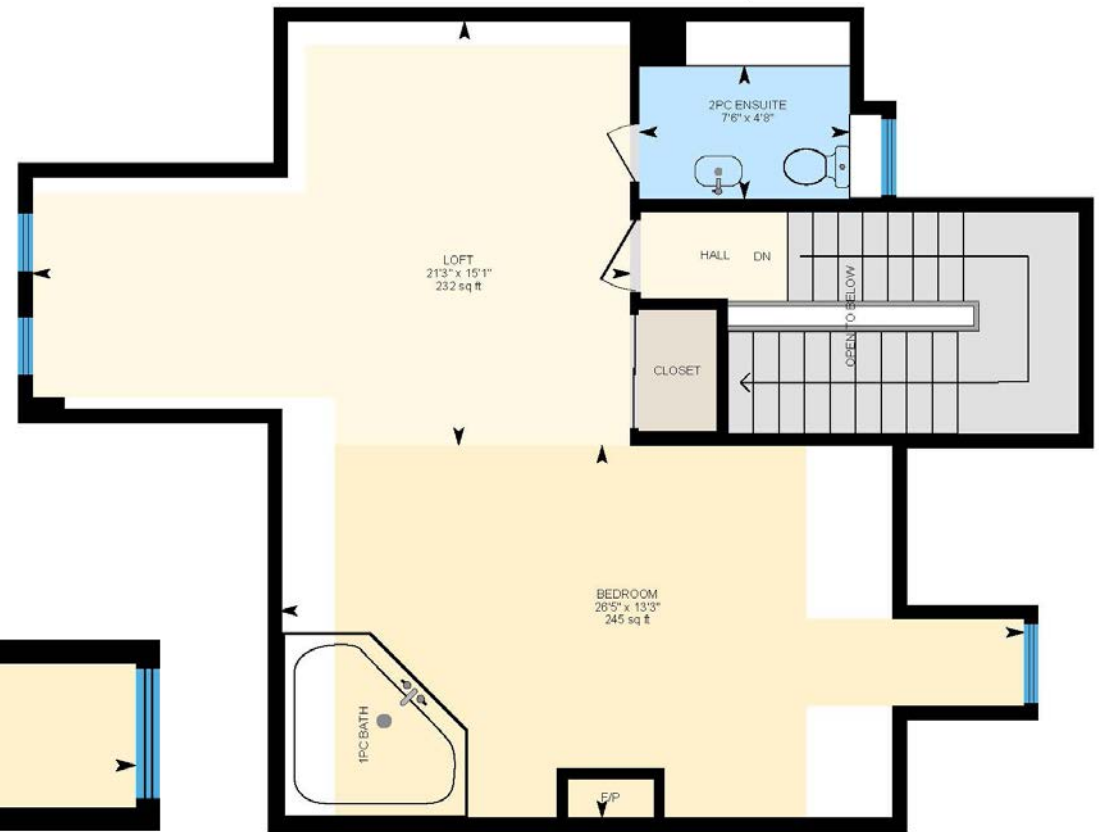
COMMERCIAL UNIT
MAIN LEVEL
RENTABLE AREA 1900 SF





SECOND FLOOR
INTERIOR AREA 1819.84 SF



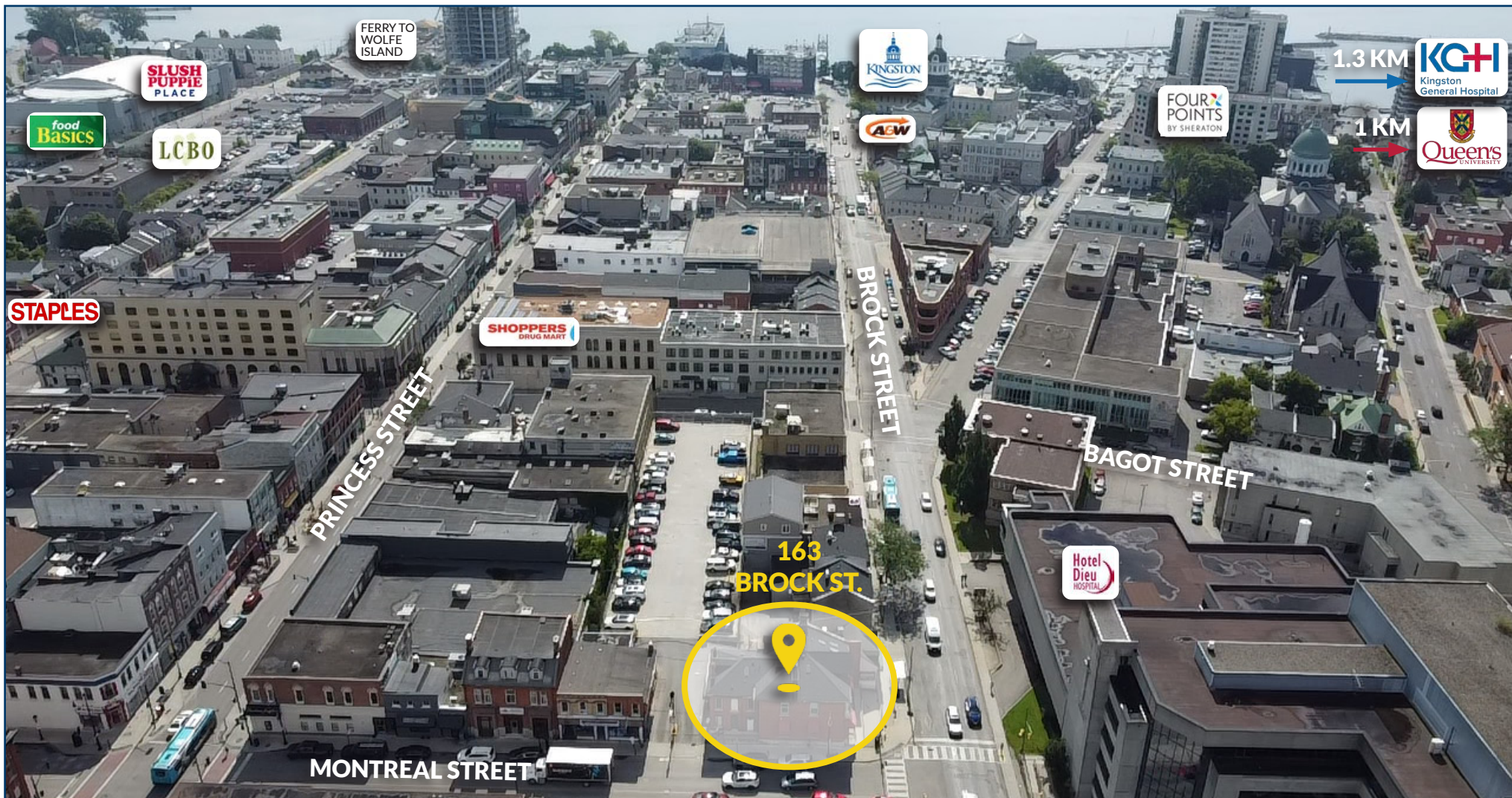




BASEMENT (BELOW GRADE)
INTERIOR AREA 703.91 SF



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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.

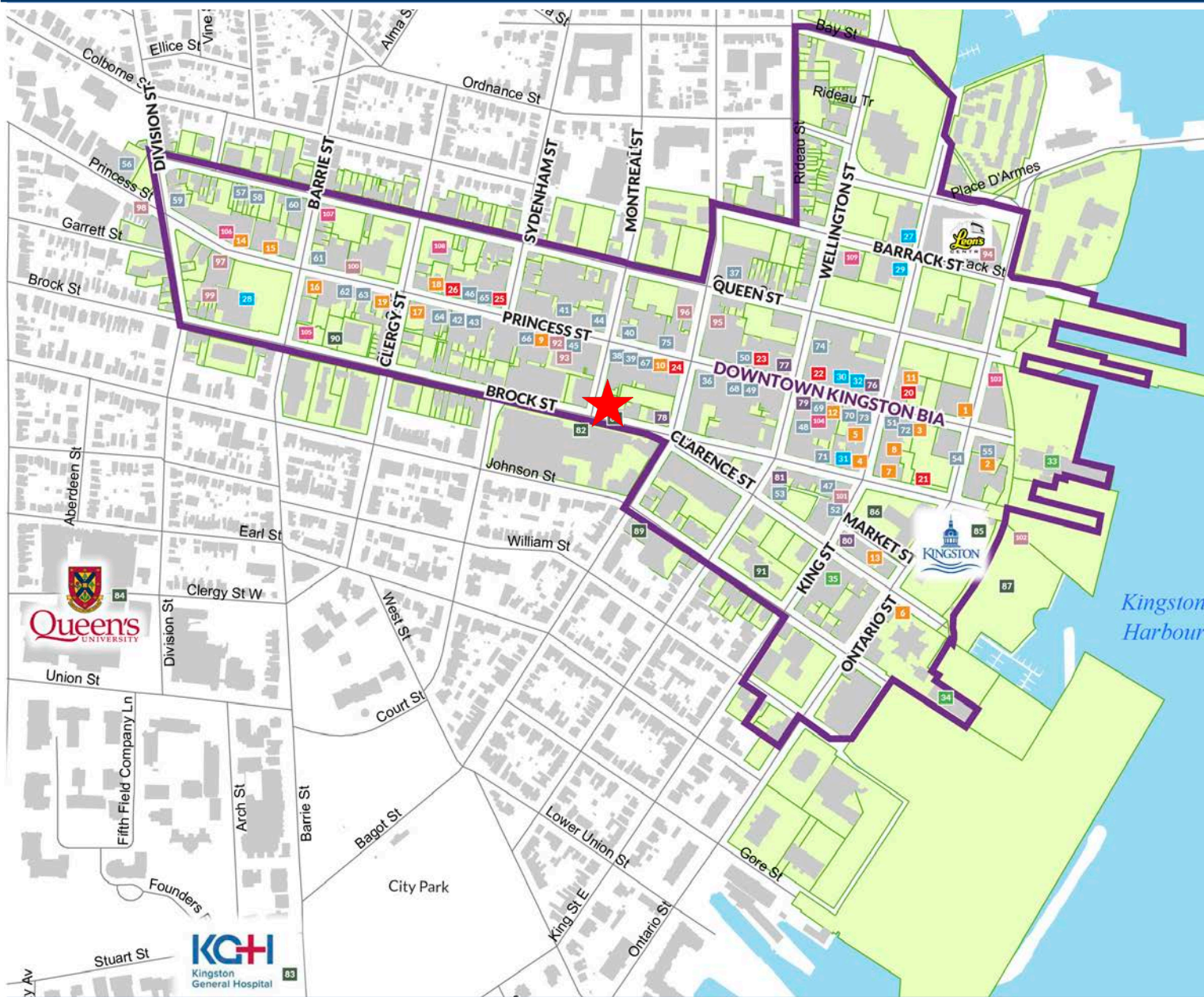
Walk Score
100
WALKER'S PARADISE
Daily errands do not require a car.

Transit Score
58
GOOD TRANSIT
Many nearby public transportation options.

Bike Score
78
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 Chanco
- 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

CAFE/BAKERY

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

GROCERY

- 27 Food Basics
- 28 Metro
- 29 LCBO
- 30 Tara's Natural Foods
- 31 Cooke's Fine Foods
- 32 General Brock's Commissary

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

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 Angels
- 72 Fancy That
- 73 A-One Clothing
- 74 Martello Alley
- 75 Overstocks

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

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 Salti Yoga
- 105 Symphony Spa & Yoga
- 106 Samatva Yoga
- 107 Studio 330
- 108 Queen Street CrossFit
- 109 Goodlife Fitness



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