



# For Sale

## 1646 Bath Rd, Kingston, On

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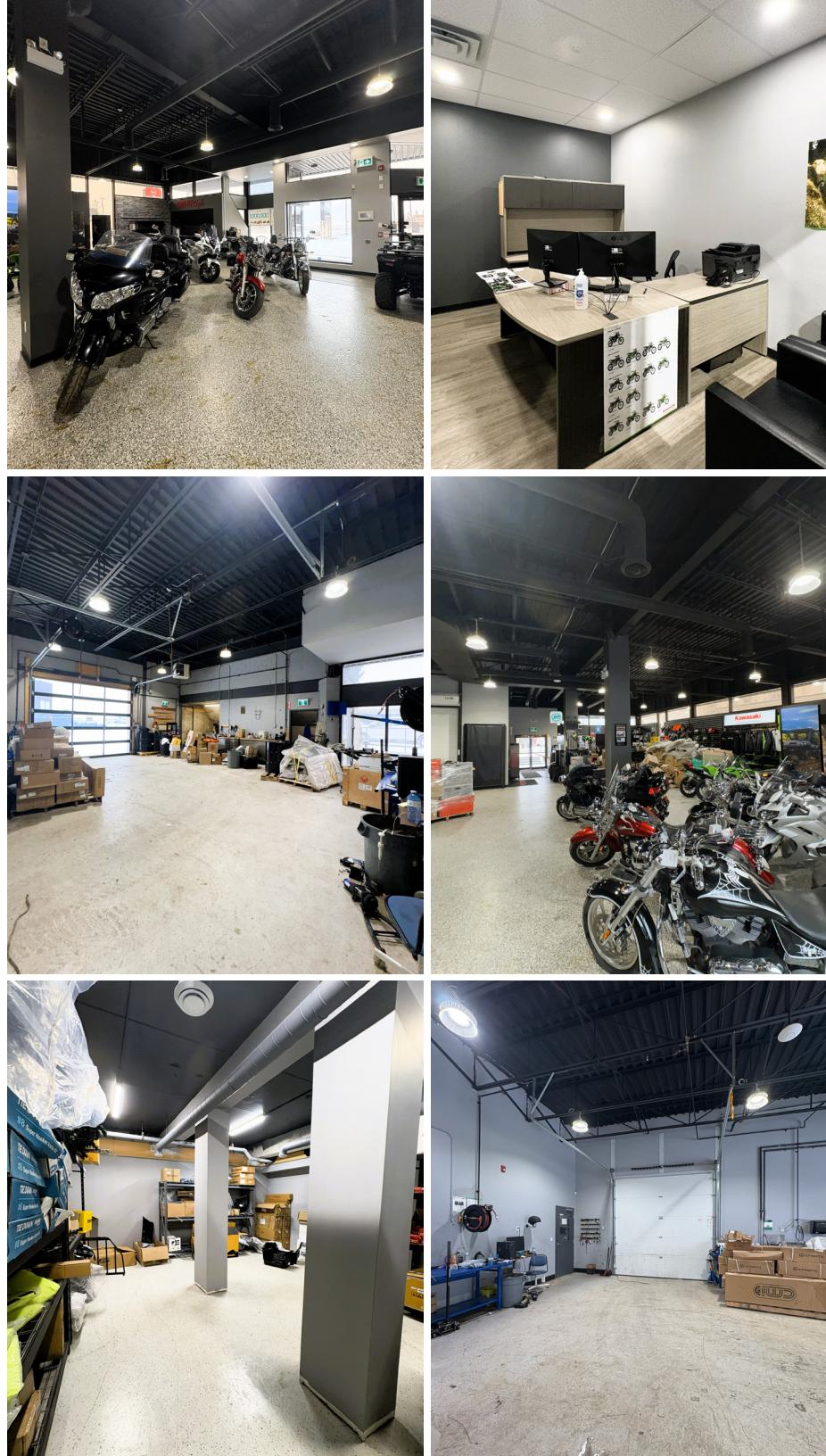
## The Offering

1646 Bath Road presents an opportunity for an owner-user to acquire a freestanding retail/commercial building located along Kingston's primary west-end commercial corridor. Situated on a  $\pm$ 1.762-acre site, the property benefits from frontage and access along both Bath Road and Gardiners Road, two major arterial routes serving the west end of Kingston, with convenient connectivity to Highway 401. The building includes functional ceiling heights, two grade-level doors, pylon and fascia signage, a fenced compound, and ample paved on-site parking spaces. Zoned General Commercial (CG), the property permits a broad range of commercial uses and supports long-term operational flexibility. The property is offered for sale at \$1,750,000 with vacant possession available in 30–60 days.

**Asking Price: \$1,750,000.00**

## Property Details

Gross Building Area	$\pm$ 5,002 sf plus $\pm$ 2,109 sf basement
Lot Size	$\pm$ 1.762 acres
Legal Description	PT LT 10 CON 2 KINGSTON AS IN FR538097, EXCEPT PT 7, 13R238, S/T FR352280; S/T FR777811; KINGSTON
PIN	360840217
Property Taxes (2025)	\$32,840.70
Easement	Subject to Right-of-Way with Canadian Renewable Energy Corporation (Plans in Broker's Data Room)
Shipping Doors	Two (2) grade-level (One door is internal and located between warehouse and show room)
Ceiling Height	Ground floor 14'9" ft to joists, 11'6" to finished ceiling, basement 9'9" (TBC)
Parking	Ample paved parking spaces / fenced compound
Site Services	Municipal
Electrical	120/208 V, 3 Phase, 4 wire, 225 amp (to be confirmed by electrician)
HVAC	Roof mounted HVAC system (TBC)
Signage	Pylon and fascia signage
Occupancy	30-60 days
Seller	12919486 CANADA INCORPORATED



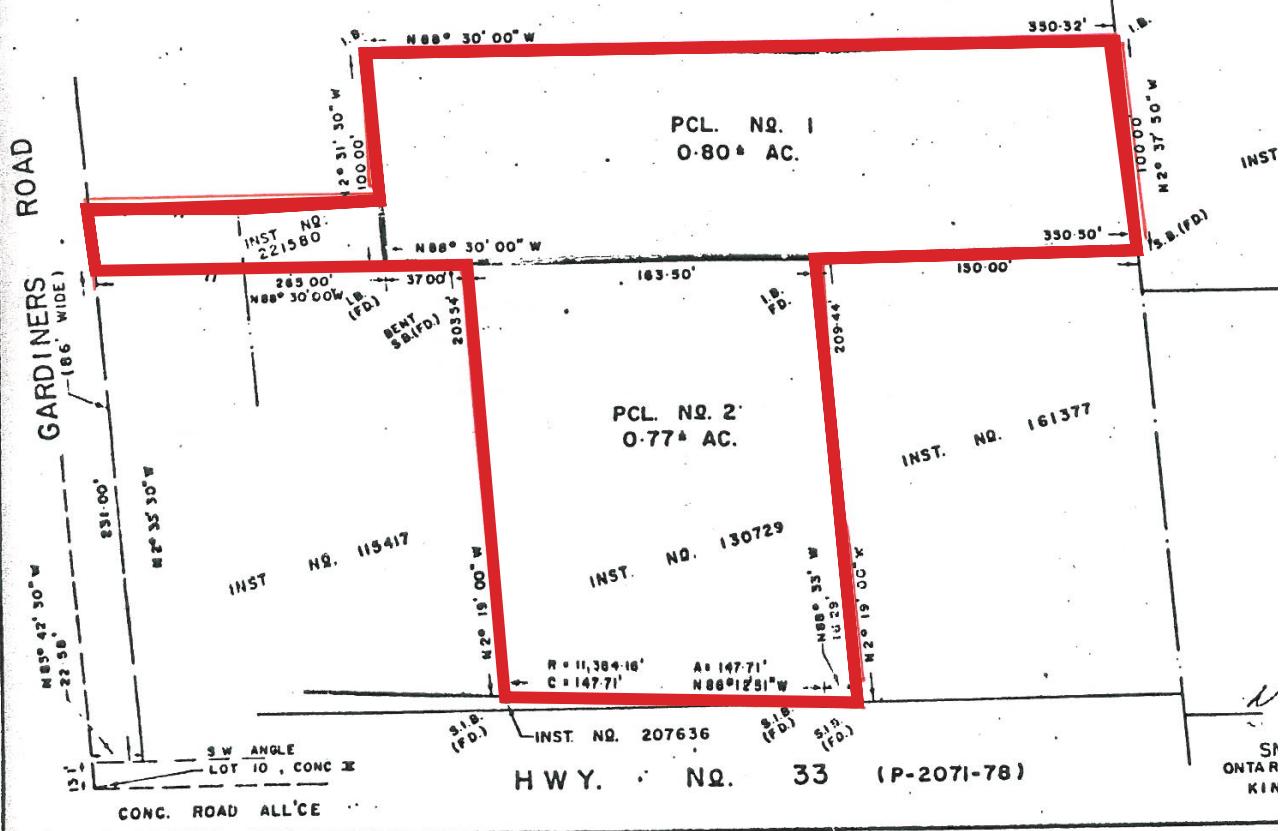
# Survey

## SECTION TO ILLUSTRATE DESCRIPTION

OF PART OF LOT 10, CONC. II  
TOWNSHIP OF KINGSTON  
COUNTY OF FRONTENAC

SCALE 1" = 50'

BEARINGS ARE ASTRONOMIC AND REFERRED  
TO P-2021-78



## ○ Zoning

**CG By-Law № 76-26 General Commercial Zoning** Allows for a broad range of uses including but not limited to:

- Animal care
- Automobile sales establish
- Banquet hall
- Carwash
- Commercial parking lot
- Community centre
- Club
- Creativity centre
- Day care centre
- Financial institution
- Fitness centre
- Service station
- Grocery store
- Funeral establishment
- Institutional use
- Laundry store
- Library
- Office
- Personal service shop
- Recreational facility
- Recreational vehicle sales establishment
- Repair shop
- Restaurant
- Retail store
- Training facility
- Wellness clinic

# Floor Plan

## Main Floor



## Basement







## 1646 Bath Rd, Kingston, On

### Contact Information

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### Traffic Count & Connectivity

Bath Road @ Gardiners Road		Highway 401 (617)		Ottawa		Montreal		Toronto	
N/S <b>34,747</b>	E/W <b>55,292</b>	Distance <b>5.8km</b>	Travel Time <b>4m</b>	Distance <b>201km</b>	Travel Time <b>2hr 2m</b>	Distance <b>293km</b>	Travel Time <b>3hr 1m</b>	Distance <b>262km</b>	Travel Time <b>2hr 30m</b>

\*Source: AADT 2020