

FOR SALE

300 REGENT STREET KINGSTON | ON

Well-located and secure multi-family property in a quiet, walkable neighborhood just minutes from downtown Kingston, offering excellent public transit access and under 10 minutes to the highway.


ABOUT THE PROPERTY

Presenting 300 Regent Street — a clean, stabilized 46-unit multifamily property located in Kingston, Ontario. Constructed in the 1970s with concrete, this three-storey apartment building sits on 0.61 acres and features a mix of 34 bachelor units and 12 one-bedroom units. The building has undergone substantial renovations, with 59% of suites already updated, leaving minimal capital outlay required for new ownership.

With a projected Year 1 NOI of \$436,361, tenant-paid parking, and income-generating onsite laundry, the property offers strong in-place cash flow and efficient operations. Investors benefit from a stable asset with durable construction, modernized suites, and the potential to unlock additional income as remaining suites turn over.

Strategically located in one of Ontario's most consistent rental markets, 300 Regent Street is well-suited for long-term investors seeking a low-maintenance building with reliable returns and further income growth potential.

EXECUTIVE SUMMARY



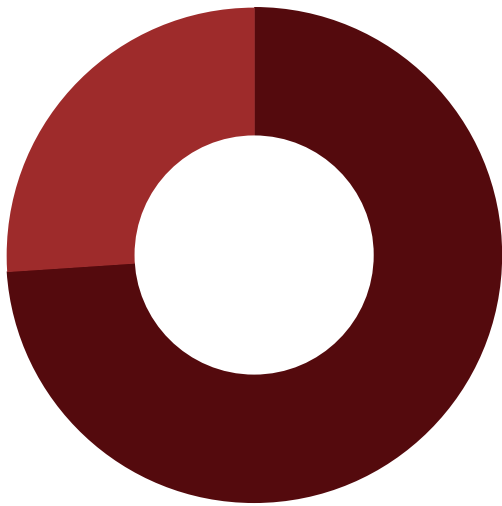
PROPERTY OVERVIEW

ADDRESS	300 Regent Street, Kingston
PROPERTY TYPE	Multifamily
YEAR NUMBER OF UNITS	46 Units
YEAR BUILT	Circa 1970's
AVERAGE UNIT SIZE	360 SF
SITE AREA	0.61 Acres

UNIT BREAKDOWN

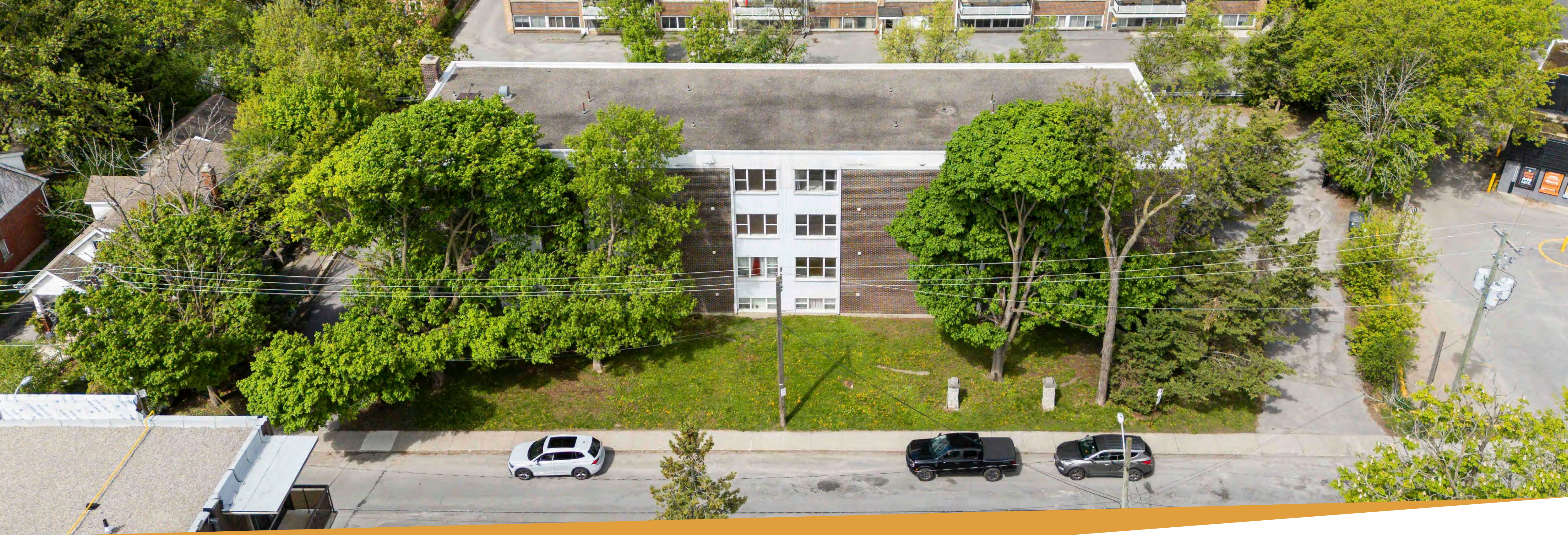
Total | 46 units

- Bachelor | 34 unit
- One-Bedroom | 12 units



INVESTMENT HIGHLIGHTS

- Stabilized Asset with Growth** | 59% of suites renovated — minimal capital required with potential to further increase revenue as units turn over.
- Desirable Unit Mix** | 34 bachelor and 12 one-bedroom suites — ideal for Kingston's student and professional tenant base.
- Supplemental Income** | Tenant-paid surface parking (\$50/month/stall) and a basement laundry room with newer, owned machines.
- Projected Year 1 NOI of \$436,361** | In-place cash flow with continued upside.
- Prime Kingston Location** | Situated near Queen's University, public transit, retail amenities, and major employment hubs — offering steady tenant demand.
- Located in a Strong Rental Market** | Kingston boasts low vacancy rates and steady rental demand supported by students, healthcare workers, and public sector employment.



BUILDING OVERVIEW

300 Regent Street is a 46-unit, three-storey apartment building constructed in the 1970s using durable concrete construction. Situated on 0.61 acres of land, the building features a brick veneer and decorative aluminum panel exterior.

The property includes 34 surface parking stalls and offers secure access via a remote-control entry system.



BUILDING OVERVIEW

INTERIOR COMMON AREAS

The building's common areas are clean, functional, and well maintained. Entry foyers are finished with ceramic tile floors and are illuminated by incandescent and fluorescent fixtures. Concrete stair towers feature ceramic tile treads. Hallways are carpeted with and are equipped with fluorescent ceiling lights and emergency lighting. Each unit is accessed via a solid core steel suite entry door, providing both security and fire resistance.

INTERIOR SUITES

Suites feature a functional layout and durable finishes suited for long-term rental use.

Entry Halls include laminate or parquet hardwood flooring, painted walls and ceilings, front entry closets, and linen closets in the one-bedroom units. Some units also include ensuite storage.

Living Rooms are finished with parquet or laminate flooring and painted walls and ceilings.

Kitchens are equipped with laminate or vinyl tile flooring, factory-built upper and lower cabinetry, arborite-type countertops, stainless steel sinks, exhaust fans, electric ranges, and fridges.

Bedrooms have parquet or laminate floors, painted finishes, and clothes closets.

Bathrooms are 3-piece setups with factory-built vanities, ceramic tile flooring, ceramic tile tub surrounds, and painted walls and ceilings. Bachelor units also feature exhaust fans.

LAUNDRY

The laundry facility is located in the basement and generates additional income. It features ceramic flooring, a floor drain, and painted finishes. The room is equipped with three washers and three dryers, all of which are newer and owned by the landlord — eliminating the need for a third-party operator.

BUILDING OVERVIEW

ROOF

The building is topped with a built-up tar and gravel roof in good repair. The roofing on the entrance canopy was replaced in January 2022.

WINDOWS & DOORS

Windows throughout the building are aluminum sliders with screens housed in aluminum frames. Entry doors are fire-rated steel doors, offering a durable and secure entry system at both the building and suite levels.

FIRE PROTECTION

300 Regent Street is equipped with a comprehensive fire safety system including fire alarms, smoke detectors, emergency lighting, and security cameras. The building also has a sprinkler system servicing the furnace and storage rooms.

PLUMBING

The plumbing system includes two 76-gallon gas-fired hot water tanks located in the basement mechanical room, providing consistent domestic hot water throughout the building.

ELECTRICAL

The building is serviced by a 600 amp, 115/230 volt, 3-phase electrical system on a single meter. Each suite is equipped with a breaker panel.

HEATING

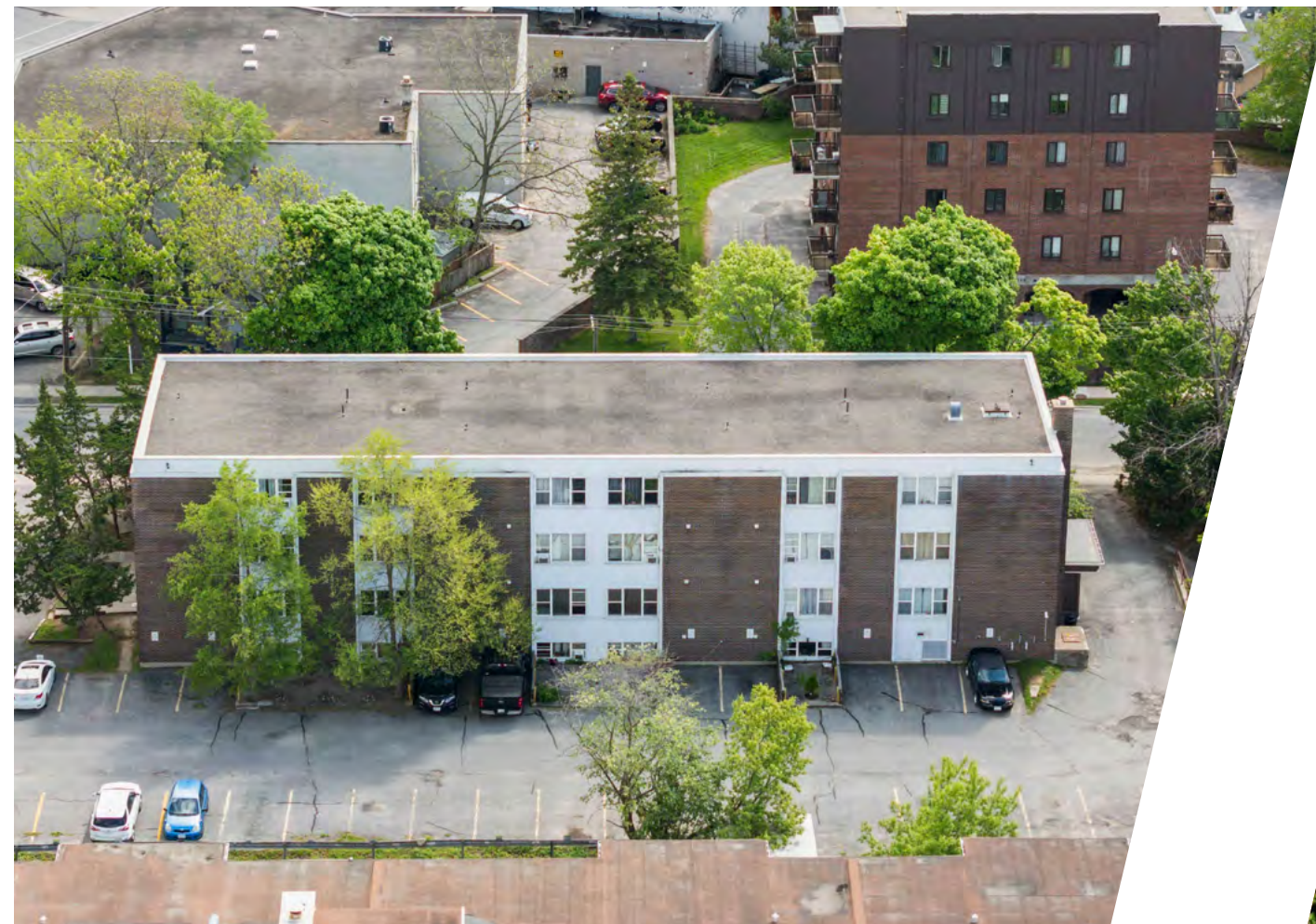
Heat is provided by two gas-fired boilers located in the basement mechanical room. The system delivers consistent building-wide heat and is supported by make-up air intake to maintain air quality and comfort throughout the building.



I N T E R I O R



EXTERIOR





A B O U T K I N G S T O N

Kingston's strength lies in its balance. It's big enough to support major institutions and business investments yet small enough to feel like you're always part of a tight-knit community with access to everything you need when you need it. The city sits between Toronto, Ottawa, and Montreal, providing it with a geographic reach without the congestion or cost of those larger centers.

The population is steady and growing, thanks to a strong education sector, a reliable healthcare network, and a mix of public and private employers. Queen's, RMC, and St. Lawrence College attract students and talent from around the world. Waterfront parks, heritage architecture, and a compact, walkable downtown make Kingston one of

Canada's most livable small cities. The downtown core offers Ontario's oldest public market, hidden alleyways filled with shops, outdoor dining areas, and live music, all within a walkable setting. Grocery stores, fitness centres, cafés, and restaurants are conveniently located nearby, offering residents and workers quick access to banks, medical offices, childcare facilities, and major retailers, including Costco, Loblaws, and Canadian Tire.

Combined with infrastructure upgrades and a steadily expanding workforce, Kingston offers a market environment where commercial real estate is expected to continue performing over time, backed by a livable city that people choose to stay in.

ABOUT KINGSTON

	5km	10km	15km
Population	78,734	133,732	147,061
Average Household Income	CA \$96,080	CA \$112,362	CA \$114,724
Median Age	36.8	38.8	39.2
Employment Rate	88.5%	90.0%	90.3%



Kingston boasts being the most walkable city in Ontario¹



Offering so much in culture and history, Kingston has more than two dozen museums, galleries and historic sites, including Fort Henry, a UNESCO World Heritage site³



One of the smartest workforces in Canada, Kingston has the most Ph.D. graduates per capita²



Kingston has an active regional workforce of over 200,000 people and three post-secondary institutions (Queen's University, St. Lawrence College, and the Royal Military College of Canada) that attract 30,000 students each year⁴

Sources:
1. investkingston.ca/why-kingston/quality-of-life/
2. investkingston.ca/site-selection/economic-snapshot/
3. theglobeandmail.com/business/adv/article-kingston-ontario-a-small-place-with-big-city-features/
4. investkingston.ca/talent/

LOCATION ADVANTAGE

The area around 300 Regent Street in Kingston offers a great mix of everyday convenience and a community feel. Kingston Transit ensures a well-connected system, making it straightforward to get to places like Queen's University, St. Lawrence College, or downtown. Grocery stores, pharmacies, and retail outlets are nearby, and for those seeking more variety, the Cataraqui Centre is just a short drive away. It's the largest mall in the region and has a good range of shops, including big names like Hudson's Bay and Shoppers Drug Mart.

Less than a 10-minute drive south of the property in separate locations, Lake Ontario Park features walking trails, picnic areas, and scenic lake views, while the Great Lakes Museum offers a look into local history. Together, they highlight the area's mix of nature, culture, and convenience, making it an easy place to settle into.



ACCESS & TRANSIT

HIGHWAY 33
HIGHWAY 2
HIGHWAY 401

4 min
6 min
7 min

BROCKVILLE
BELLEVILLE
OTTAWA

55 min
55 min
1 hr 55 min

KINGSTON AIRPORT
OTTAWA INTERNATIONAL
TORONTO PEARSON INTERNATIONAL
MONTREAL PIERRE INTERNATIONAL

15 min
1 hr 56 min
2 hr 35 min
2 hr 50 min

KINGSTON VIA RAIL
CANADA COACH / MEGABUS TERMINAL
WOLFE ISLAND FERRY

8 min
8 min
10 min

U.S. BORDER | LANDSDOWNE PORT

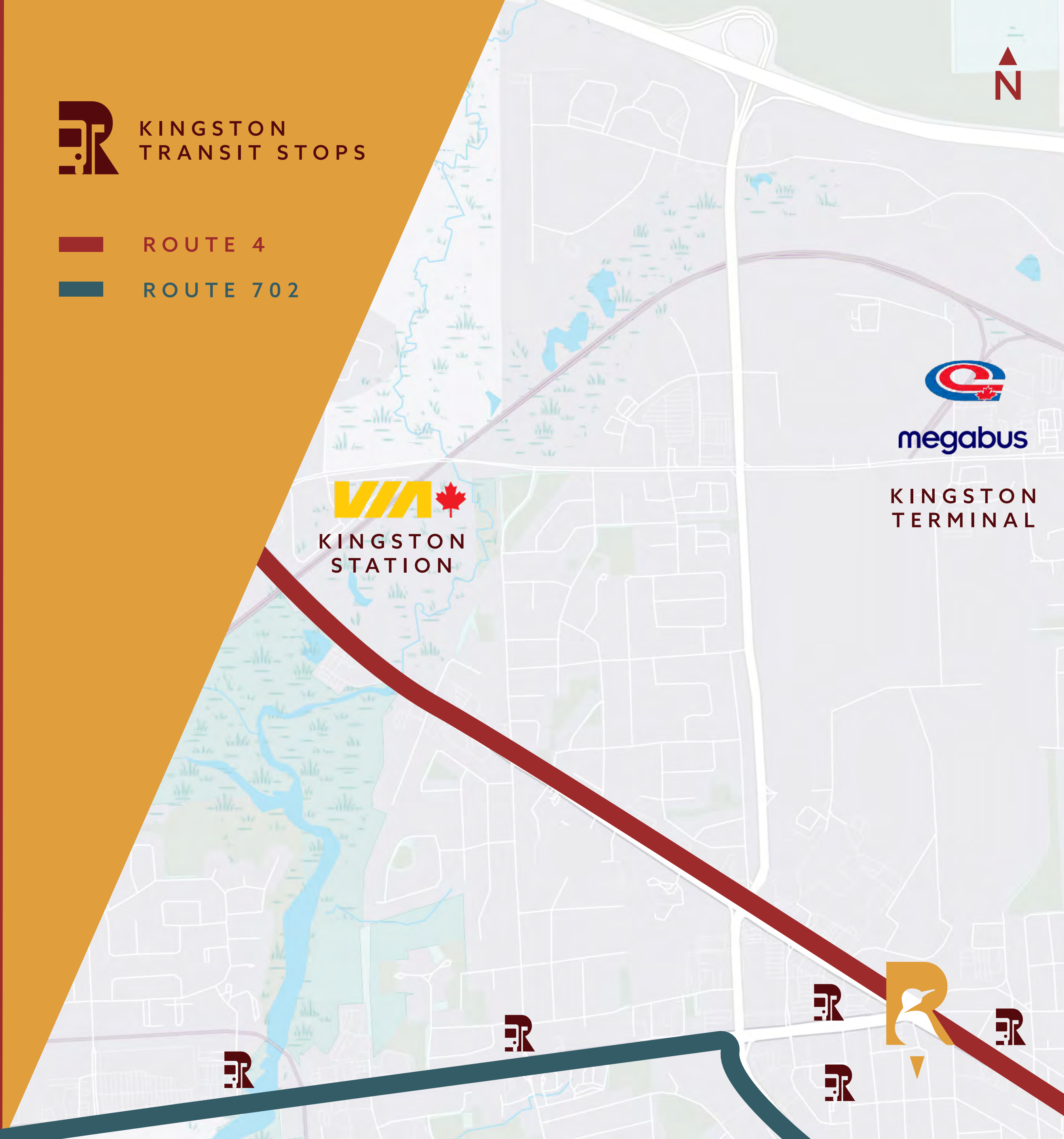
40 min

 KINGSTON
TRANSIT STOPS

 ROUTE 4
 ROUTE 702


KINGSTON
STATION


KINGSTON
TERMINAL



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