



## 45 DALTON AVENUE | Interchange 401 & Division Street - Kingston



### MARKET INSIGHTS

The Greater Kingston & Area has a population (2016 census) of over 161,000. Ideally located almost midway to GTA, Ottawa & Montreal only 53 kms to US Border. Home to Queens University, Royal Military College, Smith School of Business & St. Lawrence College. A consistent Top 20 ranked City to Live by McLeans Magazine.

### ZONING

#### Business Park (C2.187):

Retail & Food Store Uses, Bank, Shopping Centre Retail as further outlined per By-Law

### OVERVIEW:

Located at one of Kingston's highest-profile corners, this property is situated at the northwest corner of Dalton & Division St., just off a major exit of Highway 401 into Kingston. Surrounding retail chains include Starbucks, McDonald's, Dairy Queen, Tim Hortons, Canadian Tire, Shoppers Drug Mart, and more. This is a land lease opportunity where the tenant builds to suit, with land lease rates starting at \$55,000 per annum, triple net (payable monthly at \$4,600 plus HST and additional rent). The lease is carefree to the landlord for the first five years of the 20-year term, with escalations every five years. The land lease format structure is available for preview by prequalified prospects. If you are looking for a high-profile location at a major entrance to Kingston, consider Dalton & Division.

**Lease Rate: from  
\$55,000/Annum**

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**Taxes:  
\$19,000/annum 2021**

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#### **KEY FEATURES**

- Land Area of approx. 21,247 square/ feet
- Prime corner fronting Division St. & Dalton Ave.
- At major 401 interchange to the City of Kingston
- Location surrounded by major national and international brands
- High Profile Location

#### **UTILITIES / SERVICES**

- 6" Sanitary Sewer Connection to lot line
- Natural Gas Service to Lot Line
- 200 Amp @240 Volt three phase four wire electrical service to lot line
- 6" Water Connection to lot line



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