

Kingston, Ontario

# 59 bath road

**For Sale**

VACANT 98,939 SF BUILDING  
ON 5.84 ACRES



Bath Road

Princess Street

\*Outline Not to Scale



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**01**

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**The Offering**



Princess Street

Bath Road

\*Outline Not to Scale

*On behalf of the Vendor, CBRE Limited, Brokerage (“CBRE”) is pleased to offer a unique opportunity to acquire a vacant 98,939 square foot building located on 5.84 acres of land.*

# The Offering

59 Bath Road, Kingston (the “Property” or “Building”) has been owned and operated as a Canadian Tire retail store, service centre, garden centre, gas station and car wash since its development in 1975. Canadian Tire will vacate the Property in Q3 2025 when it relocates into its new location in the neighboring property.

The Property is centrally located in Kingston, at the intersection of Princess Street and Bath Road. Situated adjacent to the Kingston Centre, a Loblaws anchored retail plaza, 59 Bath Street provides an investor a rare opportunity to acquire a signature site in a highly coveted market node.

The Vendor is seeking to enter into a binding and firm agreement of purchase and sale with a purchaser by Q3 2024, with a closing of the purchase in Q3 2025.

## CLOSING

Closing of the Purchase and Sale is expected to occur in Q3 – 2025.



**VALUE ADD OR REDEVELOPMENT OPPORTUNITY**



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## Restrictive Covenant

The Property will be sold with Restrictive Covenants registered on Title.

The Restrictive Covenants include a right in favour of Canadian Tire that will restrict future Automotive Uses and Hardware Store Uses. The Restrictive Covenants also include a right in favour of Loblaws that will restrict Grocery and related Uses.

Complete details of the Restrictive Covenants are available in the Data Room and the Agreement of Purchase and Sale.



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KINGSTON, ON

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# Property Details

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## PROPERTY DETAILS

Owner	Canadian Tire Corporation, Limited
Address	59 Bath Street, Kingston, ON K7L 5G3
Legal Description	PT LT 20-21 CON 2 KINGSTON PT 2 & 3, 13R4587; S/T FR246872; T/W FR246872; KINGSTON; THE COUNTY OF FRONTENAC
Building Size	98,939 SF
Total Land Area	5.843 AC   254,523 SF
Building Age	Circa 1974-1975
Parking Stalls	331 surface parking stalls
Clear Height (ft)	Ranges from 10'7 to 21'3
Shipping & Receiving	2 dock level doors
PIN	360740011
Zoning*	CD ( DistrictCommercial) The CD zoning permits a broad spectrum of commercial, retail, institutional uses. Outdoor storage is also permitted
Property Taxes	\$112,117 (Final 2024)

\*A complete City of Kingston zoning overview is included in the data room.





# Elevations

ernest a. cromarty  
architect  
kingston  
ontario

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EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

No.	DATE	DESCRIPTION	BY
3	01.20.04	AS BUILT DRAWINGS	CAC
1	02.12.27	AS BUILT DRAWINGS	CAC

REVISIONS

DETAIL REFERENCE SYMBOL  
X detail No. X  
Y drawing No. Y

DRAWINGS MUST NOT BE SCALED  
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE  
FOR ALL DIMENSIONS AND SHALL REPORT ANY DIS-  
CREPANCY TO THE ARCHITECT BEFORE PROCEEDING  
WITH ANY WORK.

PROJECT:  
CANADIAN TIRE STORE 195

LOCATION:  
PRINCESS ST. KINGSTON, ONT.  
KINGSTON, ONTARIO

FOR:  
CANADIAN TIRE CORPORATION LTD

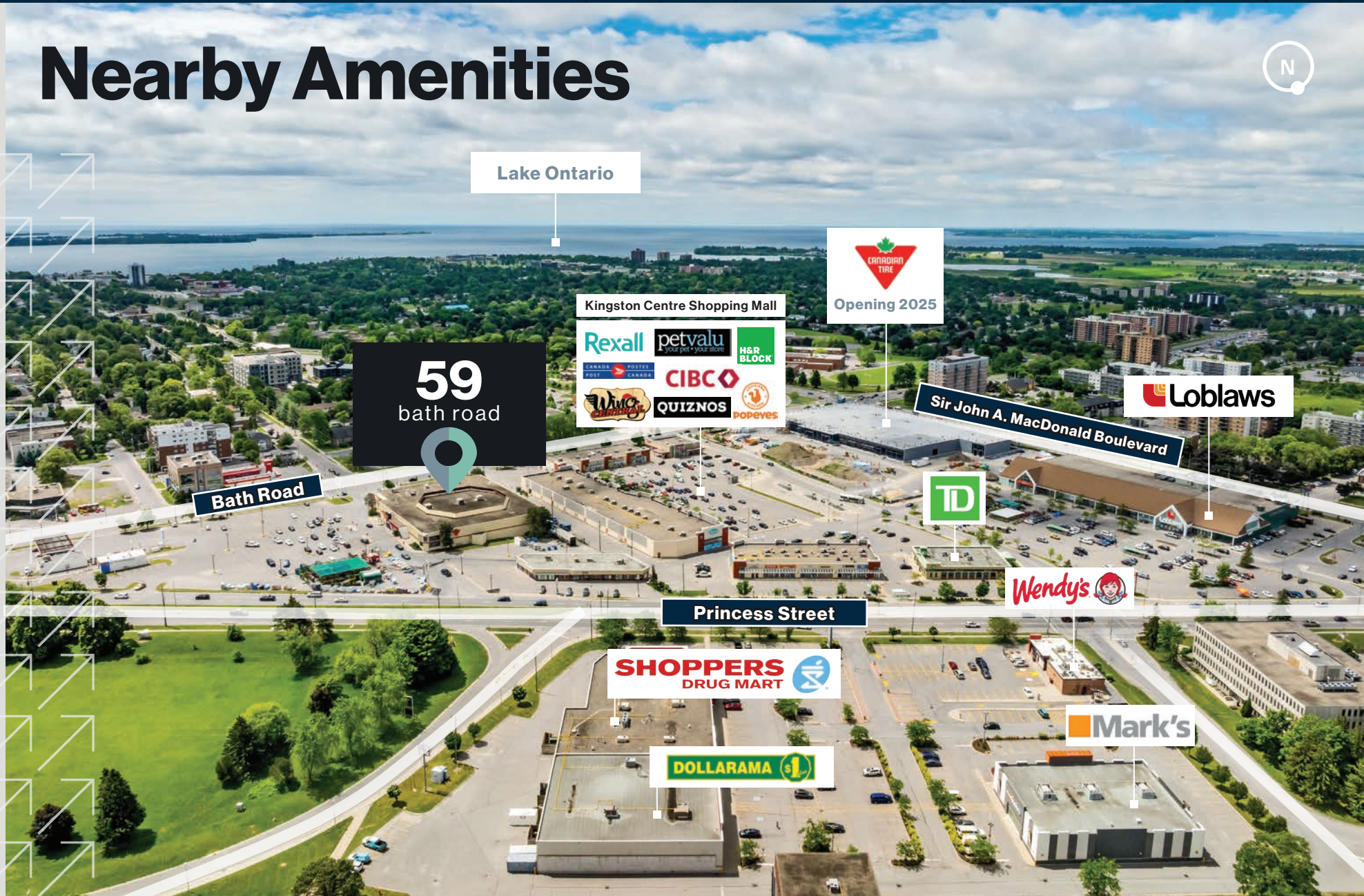
DRAWING:  
ELEVATIONS

DWG. BY:	SCALE	DRAWING No.
DEP: OMP BT	1:100	PLANNED JAN 2011
DES:		
MD:	DATE	A5
SPEC:	DEC 2000	
PROJECT No.	2050	8050-A5

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# Nearby Amenities



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**Area Overview**

# For Sale

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Kingston, Ontario is a vibrant city known for its rich history and stunning waterfront. Situated at the confluence of Lake Ontario and the St. Lawrence River, it's often labeled as the "Limestone City" for its grand 19th-century buildings. Kingston is home to Queen's University, the Royal Military College of Canada and the Kingston Penitentiary Museum, making it a hub for education and culture. The city also offers a wide range of recreational activities, restaurants, and shops, making it a great place to live or visit.

The City of Kingston showcases a vibrant business outlook with a diverse economy ranging from innovative startups to established industries. It's a hub for sectors like healthcare, education, tourism, and advanced manufacturing. The city fosters a supportive environment for business development, with various incentives and growth opportunities offered by local government. With its strategic location, robust infrastructure, and skilled workforce, Kingston offers an ideal business environment that attracts investors and entrepreneurs worldwide.



KINGSTON, ONTARIO



**POPULATION** <sup>(2021)</sup>

**132,485**



**AVG. HOUSEHOLD INCOME** <sup>(2020)</sup>

**\$73,500**



**TOP PLACE IN CANADA TO INVEST** <sup>(2022)</sup>



## Distance to Other Major Cities

OTTAWA, ONTARIO | 179 KM | 2HR

TORONTO, ONTARIO | 263 KM | 2HR 50M

MONTREAL, QUEBEC | 292 KM | 3HR 5M



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**Property Photos**

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**Offering Process**



## Memorandum Contents

This Confidential Information Memorandum (“CIM”) has been prepared by the Advisor and is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be allinclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property.

This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides information relating to certain physical, locational and financial characteristics of the Property.

The information in this CIM has been obtained from various sources considered reliable. Neither the vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the vendor or the Advisor, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

## Confidentiality

By accepting this CIM, prospective Purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective Purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the vendor and CBRE. Prospective Purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the vendor, or CBRE or their affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide CBRE with a list of those persons to whom this CIM or any information contained herein is provided. The terms and conditions in this Section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” will relate to all Sections of the CIM as if stated independently therein.

The CIM shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of the vendor and CBRE. It is made

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Upon request, the recipient will promptly return all material received from the vendor and CBRE (including the CIM) without retaining any copies thereof. In furnishing the CIM, the vendor and CBRE undertake no obligations to provide the recipient with access to additional information. The division of the CIM into sections, paragraphs, sub paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this CIM.

## Indemnification

Recipients of this CIM acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property. Where a recipient of this CIM is working with another broker, that broker must register its client with CBRE at the outset. The broker must notify the listing agents at CBRE in writing, at the time the CIM is provided, that it is representing that Purchaser and must provide a written acknowledgment of representation from the Purchaser stipulating that the Purchaser will be responsible for their broker’s fees. Failing receipt of such notice and acknowledgment, it shall be deemed that the recipient has not dealt with any broker, other than CBRE, regarding the acquisition of the Property, and the recipient agrees that they will not look to the vendor or CBRE, or any of their affiliates for any fees or commissions in connection with the sale of the Property. It is understood and agreed that the Purchaser shall be responsible for any and all fees payable to their broker should the Purchaser choose to engage a broker other than the CBRE Listing Team.

In exchange for specific good and valuable consideration provided by the vendor and CBRE, including without limitation, the delivery of this CIM, the receipt and sufficiency of which are hereby acknowledged by the prospective Purchasers, prospective Purchasers hereby agree to indemnify the vendor and CBRE, and their affiliates against any compensation, liability or expense (including legal fees), arising from claims by any other broker or other party the Purchaser had dealings with (excluding CBRE) in connection with the sale of the Property, or in connection with a breach by the prospective Purchaser of its obligations as described herein. In no event shall prospective Purchasers or any of their agents or contractors contact any governmental authorities concerning the Properties, or make any physical inspection or testing of the Properties, without the prior written consent of the vendor or CBRE.

**See next page for Offer Submissions**





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**OFFER SUBMISSION DATE TO BE ANNOUNCED BY ADVISOR**

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**All offers to be submitted to the advisor below:**

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*\*Sales Representative*

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