

85 STEPHEN STREET

DEVELOPMENT OPPORTUNITY IN KINGSTON

FOR SALE



AERIAL TOUR 

Rogers & Trainor
Commercial Realty Inc.
Brokerage

\$495,000

KOSTAS DOULAS
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SITE DETAILS

MUNICIPAL ADDRESS:	85 Stephen Street, Kingston, ON, K7K 2C5
ASKING PRICE:	\$495,000
PROPERTY TYPE:	Development
BUILDING SIZE:	Main Building = 956.68 sq ft +/- Warehouse = 1826 sq ft +/- Total above grade = 2783 sq ft +/-
LOT SIZE:	7,740 sq ft +/- (0.178 acres, 719 m ²) Frontage: 60 ft Depth: 132 ft
HEATING:	Forced air gas
PARKING:	7 spaces +/-
A/C:	Yes
ZONING:	UR5
OFFICIAL PLAN:	Residentiel
SERVICES:	Municipal water/sewer, natural gas, electric
TAXES:	Currently exempt
LEGAL DESCRIPTION:	PT LT 9-10 PL 154 KINGSTON AS IN FR274744; KINGSTON ; THE COUNTY OF FRONTENAC
PIN:	360540088
ARN:	101104009003200
ENVIRONMENTAL:	Phase I Available



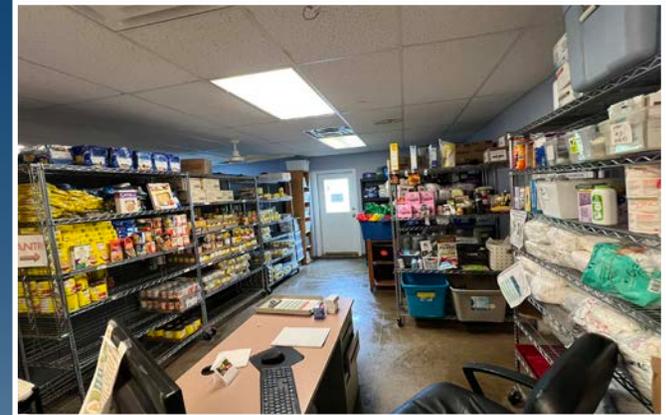
OFFER SUBMISSION

The property is owned by St Vincent de Paul Society of Kingston and therefore acceptance of any offer will be subject to Board of Directors approval. All Offers are to be submitted with the schedule B as provided by the Seller. The Seller may request additional information from the offer participants and/or negotiate with one or more parties at its discretion.

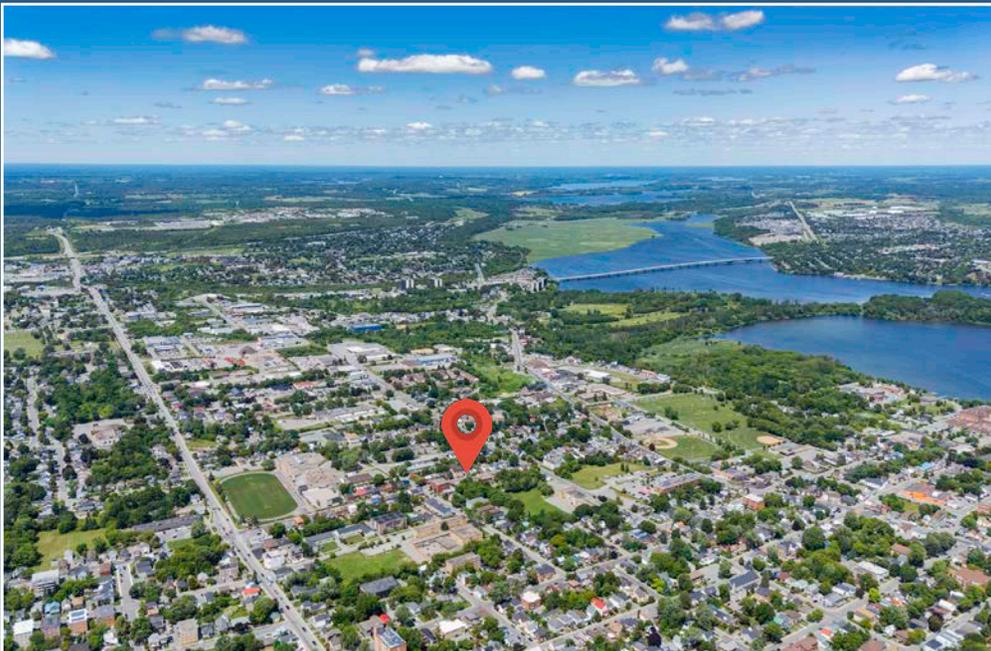
The Seller has no obligation to acknowledge, respond to, treat with or accept any purchase proposal and reserves the right to remove the property from the market, at its discretion at any time. The Seller, in its sole discretion, reserves the right at any time and in any manner, to reject any and/or all offers, not necessarily accept the highest price or any price, and the right to accept any offer at any time which may be in its best interest.

The property is being sold on an "as is, where is" basis.

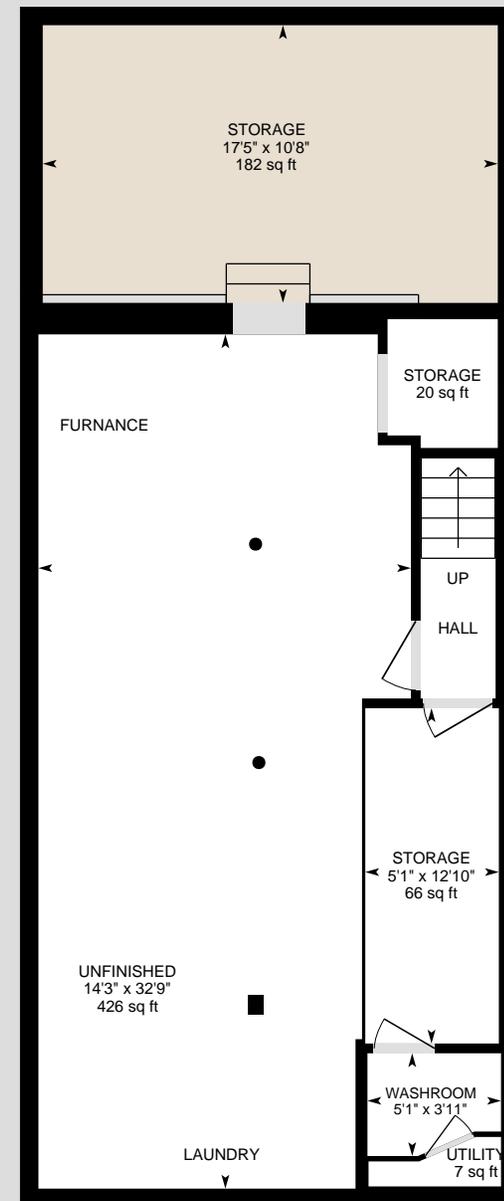
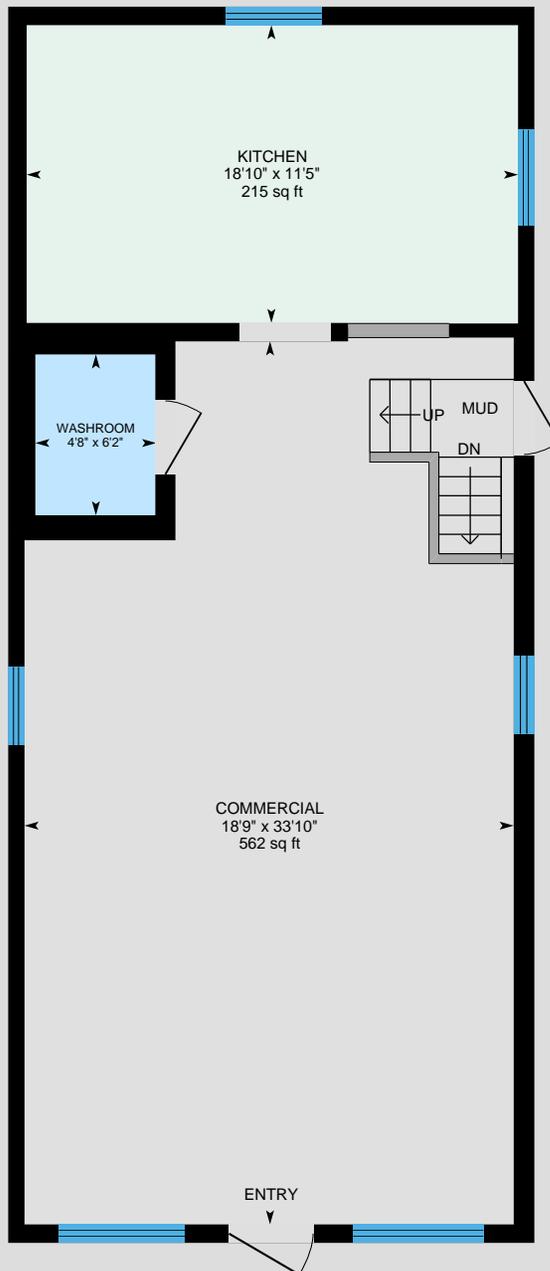
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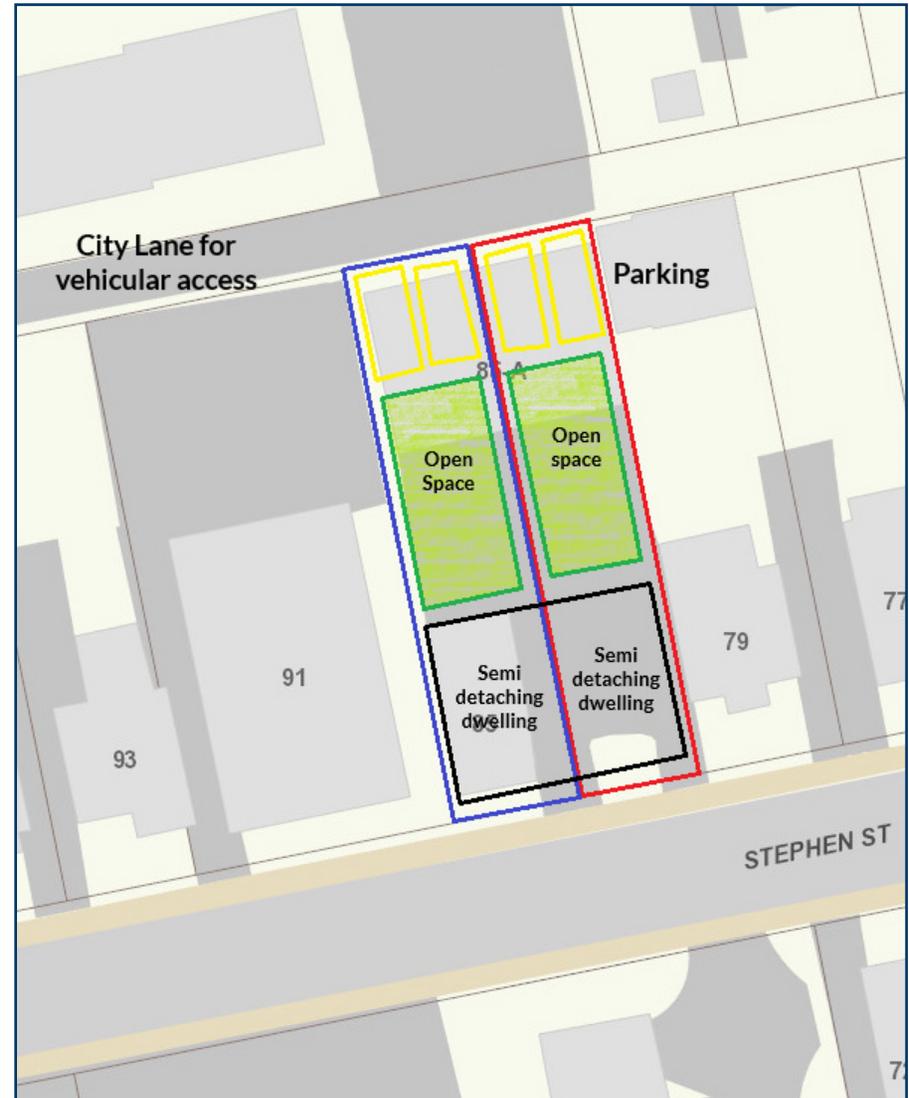
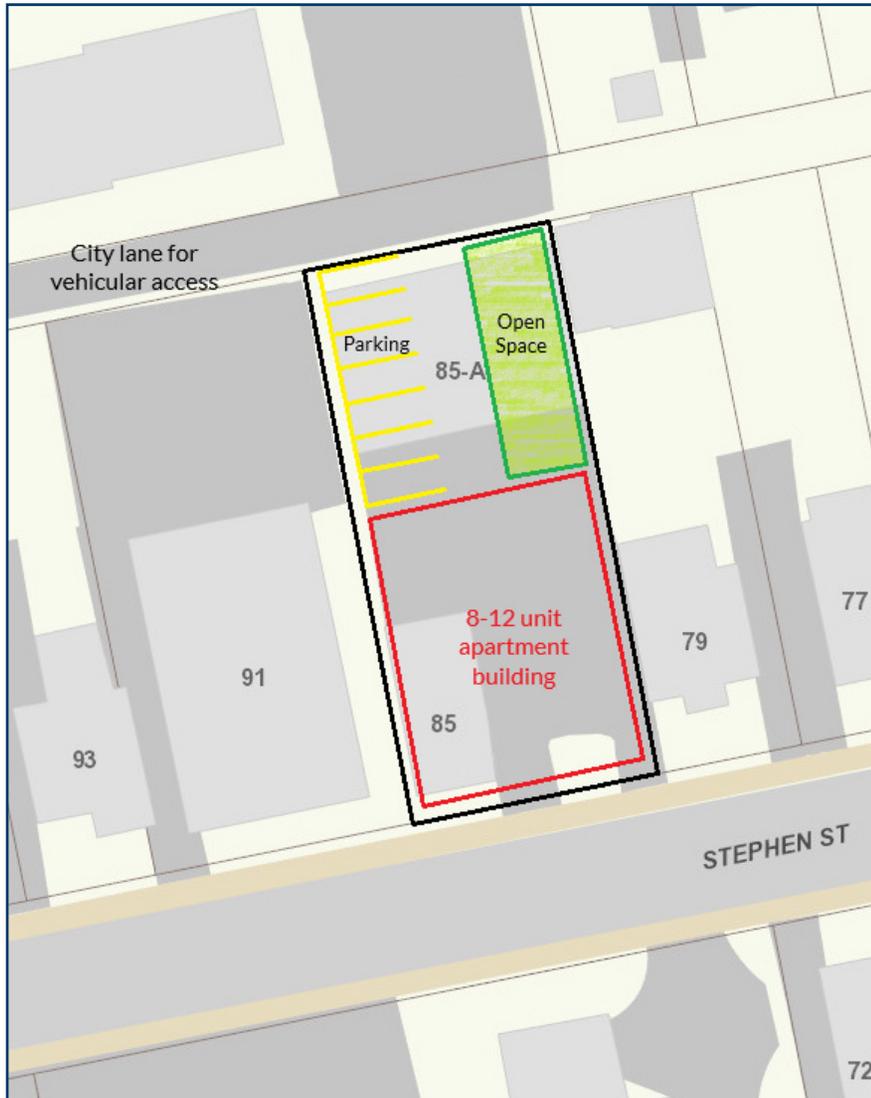


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CONCEPT PLANS



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ZONING UR5



KEY PROVISIONS :

HOUSE

MIN LOT AREA 370m²

MIN FRONTAGE 10m

SEMI-DETACHED HOUSE

MIN LOT AREA 330m²

MIN FRONTAGE 90m/lot

Table 11.1.2. – Permitted Uses in the Urban Residential Zones

Use	UR1	UR2	UR3	UR4	UR5	UR6	UR7	UR8	UR9
Residential house	●	●	●	●	●	●	●	●	●
semi-detached house	●	●	●	●	●	●	●	●	●
townhouse	●	●	●	●	●	●	●	●	●
Non-Residential community centre	●	●	●	●	●	●	●	●	●
elementary school	●	●	●	●	●	●	●	●	●
library	●	●	●	●	●	●	●	●	●
museum	●	●	●	●	●	●	●	●	●
place of worship	●	●	●	●	●	●	●	●	●
secondary school	● ¹								

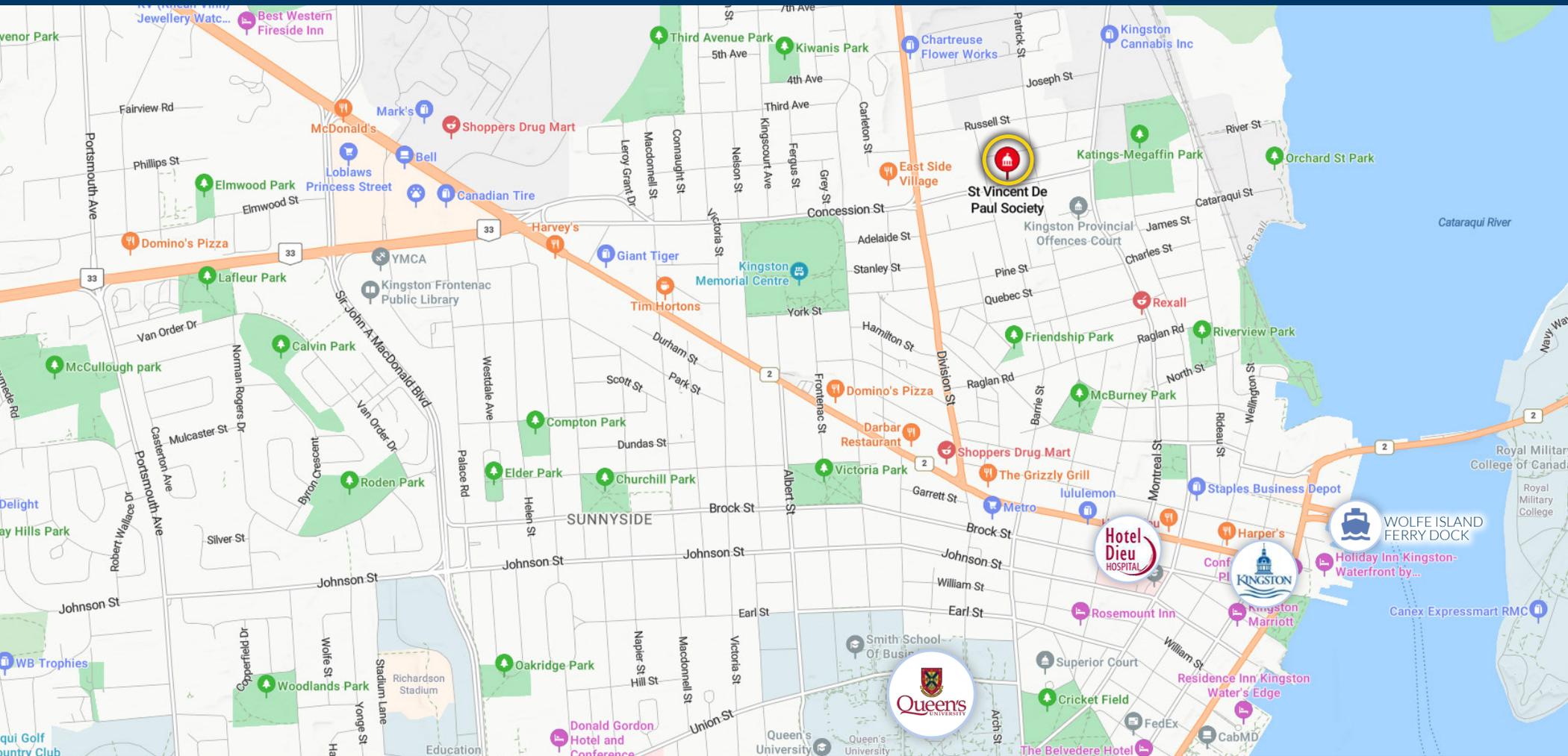
(By-Law Number 2022-62; 2024-332)

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All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtrcr.com.

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RESTAURANTS

- East Side Village
- Manoosheh
- Northside
- Pat's Restaurant
- The Grizzly Grill
- The Works

FITNESS & RECREATION

- Goodlife Fitness
- Artillery Park Fitness & Aquatic Centre
- Confederation Basin Marina
- Queen Street CrossFit
- Kingston's City Park
- Victoria Park

GROCERY

- Metro
- Quattrocchi's
- Food Basics
- Daughters General Store
- Mclaughlin Foods
- Division Street Market

SCHOOLS

- Queen's University
- Central Public School
- Sydenham Public School
- Regiopolis-Notre Dame
- Central Public School
- Kingston Secondary School