

304
YONGE STREET - KINGSTON



**MULTIFAMILY
INVESTMENT OPPORTUNITY
FOR SALE \$1,500,000**

**ECHO
PERRY-CUMBERLAND**
Sales Representative
echopc@rtcr.com
613-985-3246

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage
20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

WELL-LOCATED 6-UNIT MULTIFAMILY INVESTMENT PROPERTY



Approximate Property Boundary

PROPERTY DETAILS

MUNICIPAL ADDRESS: 304 Yonge Street, Kingston, ON, K7M 1G7
PROPERTY TYPE: 6 Unit multi-residential building
ZONING: URM4
PARKING: Eight Spaces
PROPERTY TAXES: \$9,233.11 (2025)
UTILITIES: Hydro separately metered, paid directly by Tenants.
Gas, water, and sewer paid by Landlord

TENANCY INFORMATION: Units are leased on monthly tenancies.
Contact the Listing Agents for more information.

TOTAL ABOVE GROUND BUILT AREA: Approx. 4,950 square ft +/-

PIN: 360160072

SITE DIMENSIONS: Frontage 82.5 ft +/- Depth 69 ft +/-

SITE AREA: .130 acres +/- 43,560 square ft +/-

FINANCIALS

INCOME

UNIT	SUITE TYPE	MONTHLY RENT	PROJECTED MARKET RENT
1	1 BEDROOM	\$1,150.00	\$1,300.00
2	1 BEDROOM	\$1,290.00	\$1,300.00
3	2 BEDROOM	\$1,266.00	\$1,700.00
4	2 BEDROOM	\$1,121.00	\$1,700.00
5	2 BEDROOM	\$1,350.00	\$1,700.00
6	2 BEDROOM	\$1,299.00	\$1,700.00
LAUNDRY		\$100.00	\$100.00
TOTAL MONTHLY INCOME		\$7,576.00	\$9,500.00
TOTAL ANNUAL INCOME		\$90,912.00	\$114,000.00



ANNUAL EXPENSES

EXPENSE	ANNUAL COST
PROPERTY TAXES	\$9,233.00
INSURANCE	\$5,145.00
HYDRO, GAS, WATER/SEWER	\$7,524.00
REPAIRS & MAINTENANCE (ESTIMATE)	\$5,000.00
MANAGEMENT (ESTIMATE)	\$4,500.00
TOTAL EXPENSES	\$31,402.00

Total Annual Income-Total Current Expenses

= **Current NOI**

\$59,509.74

Total Projected Annual Income-Total Projected Expenses

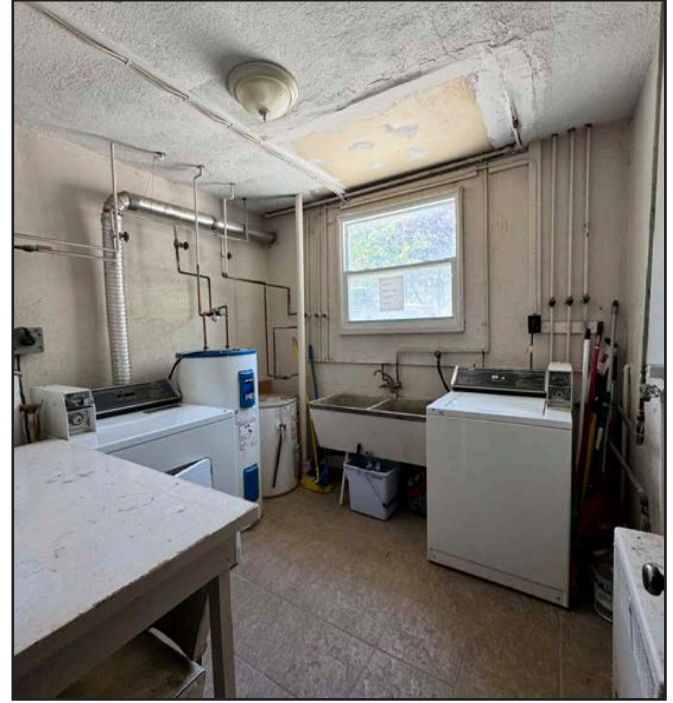
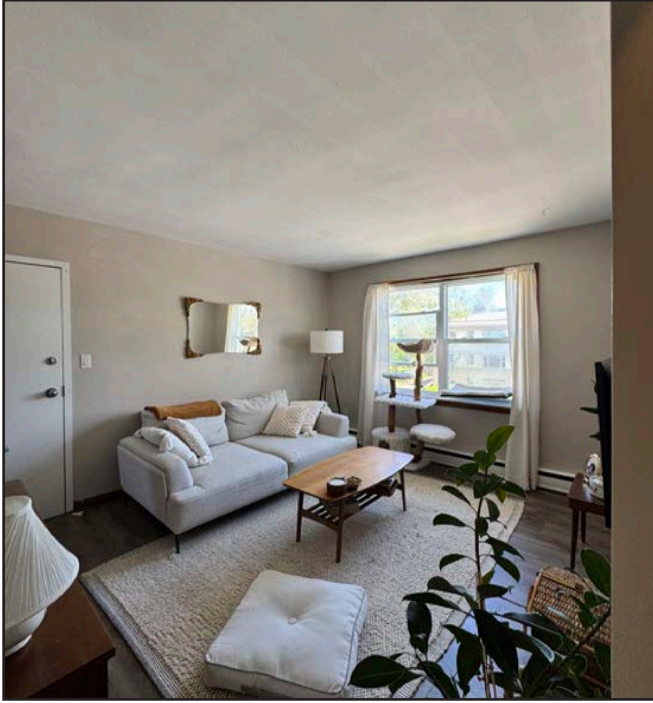
= **Projected Market NOI**

\$82,597.74

PHOTOS



PHOTOS





SIR JOHN A MACDONALD BLVD.

RICHARDSON STADIUM

YONGE STREET

FORSYTHE AVE

PRIME INVESTMENT LOCATION AT 304 YONGE STREET

Perfectly positioned in a highly desirable and well-connected area of Kingston, 304 Yonge Street offers an exceptional opportunity with strong, built-in demand. The property sits just steps from St. Lawrence College and minutes from Queen's University, capturing a highly consistent mix of students, faculty, and young professionals. Blending the lifestyle appeal of nearby Portsmouth Olympic Harbour and Lake Ontario with quick transit access to the Kingston Centre and downtown, this high-visibility location is perfectly primed for long-term success.

KINGSTON MULTIFAMILY MARKET

Kingston remains one of Eastern Ontario's strongest rental markets, supported by steady population growth, post-secondary institutions, healthcare employment, and limited housing supply. The city's strategic location between Toronto, Ottawa, and Montreal, combined with ongoing rental demand and constrained multifamily inventory, continues to attract both local and out-of-town investors seeking stable long-term assets.