

For Sale: 20 Elmwood St., Kingston



4-Storey, 57 Unit Apartment Building

- Relocation opportunity – 11 current vacancies
- 95% 2-bedroom & 3-bedroom units
- Excellent location across the street from the Kingston Centre

Jonathan Hittner
Principal
416.436.4417
jonathan.hittner@avisonyoung.com

David Lieberman, MBA
Principal
416.230.0477
david.lieberman@avisonyoung.com

Neil Musselwhite
Principal
289.795.4430
neil.musselwhite@avisonyoung.com

Jonny Shaw
Senior Associate
905.510.7973
jonny.shaw@avisonyoung.com

Eamonn McConnell
Vice President
416.574.4890
eamonn.mccconnell@avisonyoung.com

Property Overview
20 Elmwood Street

- 4-storey elevator serviced concrete building
- Large suite sizes with average 2 bedrooms at 800 sf and 3 bedrooms at 1,200 sf.
- Potential to add 1 suite
- Approved AGI in 2025, 2026 & 2027 providing embedded NOI growth beyond standard guideline increases
- 11 current vacancies offer flexibility for renovation and lease up

Recent Capital Expenditures:

Roof 2023

Balcony Restorations 2023

Elevator 2023

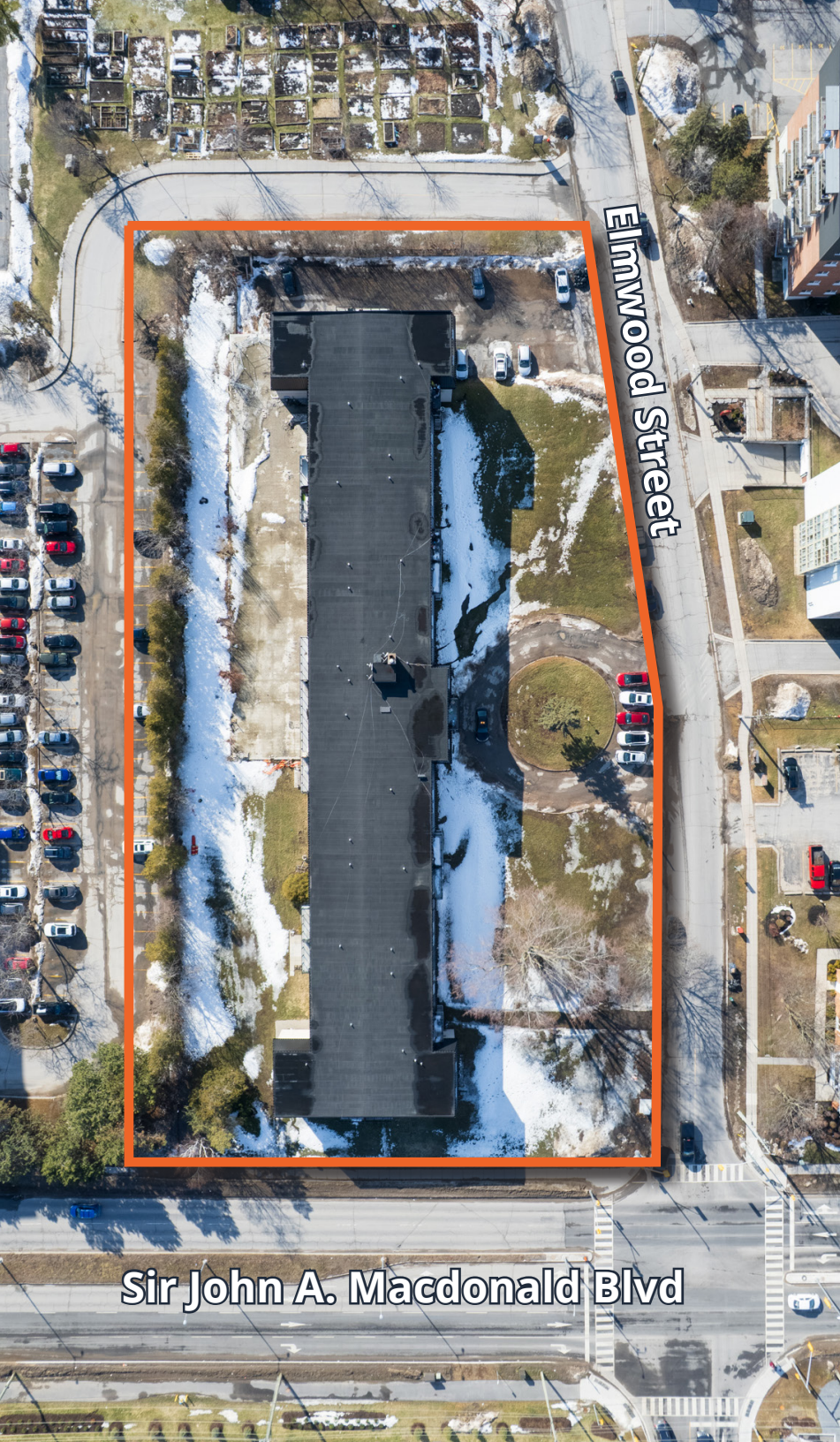
Hot Water Tank 2024

Fire Retrofit 2022

Existing Building Details

Site Area	2.01 acres
Year Built	Circa 1963
Units	1 Bedroom - 3 (680 sf) 2 Bedroom - 41 (800 sf) 3 Bedroom - 13 (1,200 sf) Total: 57
Hydro	Separately metered
Heating	4 Boilers - Hot water radiant heating
Hot Water Tank	2 owned
Construction	Concrete block
Parking	43 garage, 20 surface
Laundry	3 washers, 3 dryers coinomatic
Year 1 NOI	\$582,000





Property Overview

Suite Breakdown

The Property is improved with 57 units, a mixture of 3 one bedrooms, 41 two bedrooms, and 13 three bedrooms. The average in-place rent is \$1,469.


Type	Units	Avg. SF	*Avg. Rent	Market Rent
1 Bedroom	3	680	\$973	\$1,400
2 Bedroom	41	800	\$1,400	\$1,800
3 Bedroom	13	1,200	\$1,668	\$2,000
Total/Average	57	885	\$1,469	\$1,825

**with the 11 vacancies at market*



Queen's University

Kingston Centre



Loblaws

LCVI Secondary School

Princess St

Sir John A. Macdonald Blvd

Bath Rd

Elmwood Street



For Sale

20 Elmwood Street, Kingston

Pricing and offering process

The Property is being offered for sale, "Unpriced."

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

Bid Date: Thursday, June 25th, 2026 @ 3:00pm

For More Information About this Offering:

Jonathan Hittner

Principal
Multi-Residential Group
416 436 4417
jonathan.hittner@avisonyoung.com

Neil Musselwhite

Principal
Multi-Residential Group
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neil.musselwhite@avisonyoung.com

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Avison Young Commercial Real Estate Services, LP
222 Bay Street, Ste. 2500, Toronto, ON M5K 1J5
Phone: 416.955.0000 Fax: 416.955.0724

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