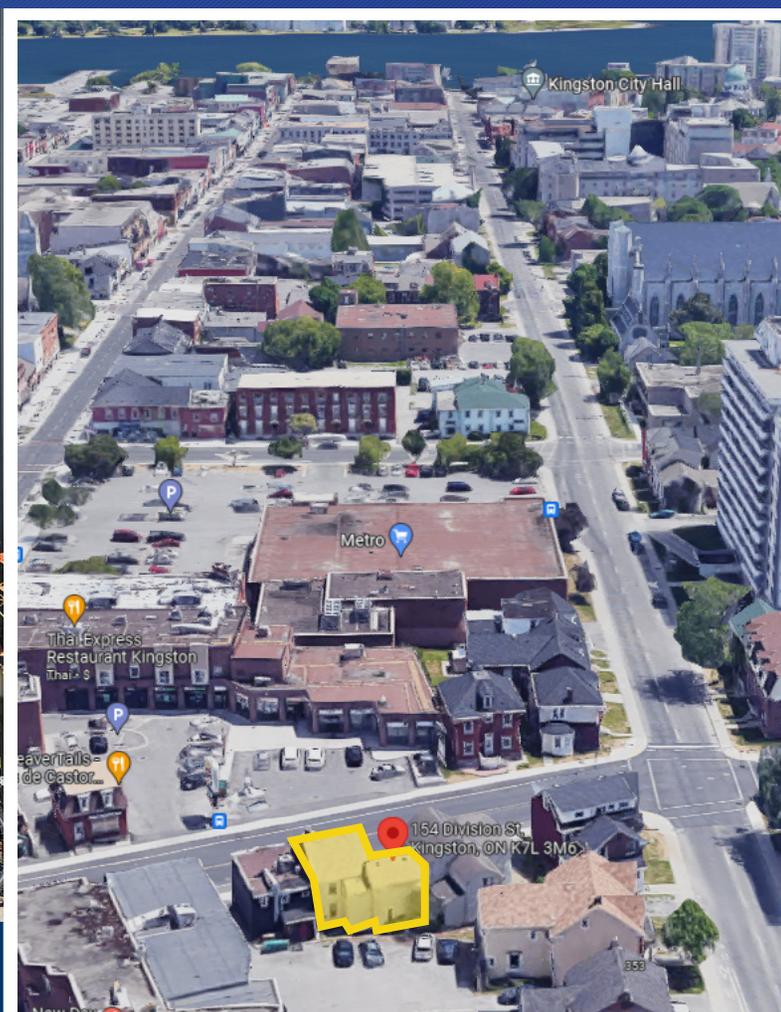
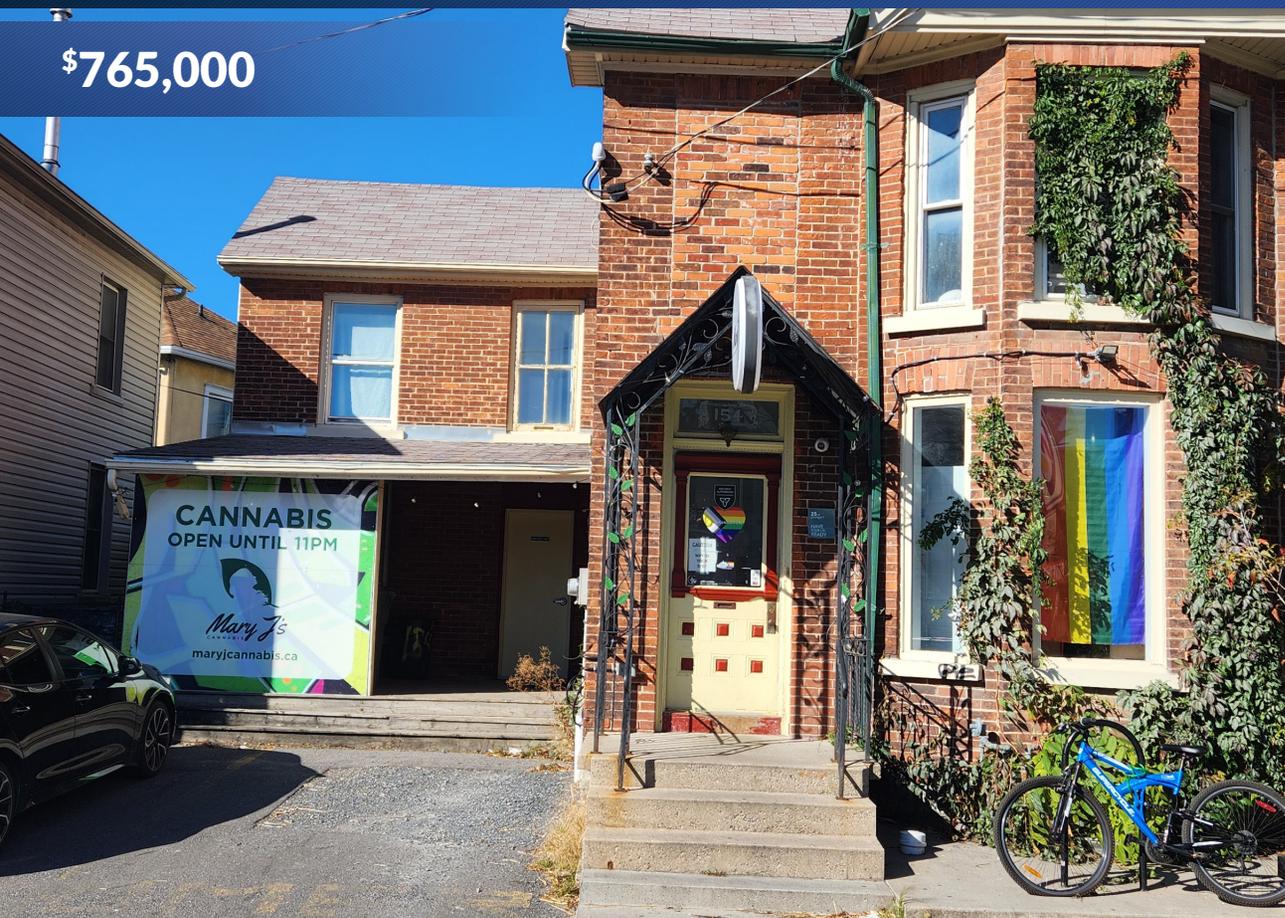


FOR SALE

MIXED-USE INVESTMENT OPPORTUNITY

\$765,000



154 DIVISION STREET KINGSTON

PROPERTY DETAILS

- 1 x Commercial Unit: 500 sf.
- 1 x 3 Bedroom Residential
- 2 Parking Spaces On-Site
- All utilities separately metered & paid by Tenants

LOCATION - DOWNTOWN KINGSTON

- Downtown Kingston's busiest intersection, surrounded by new and pending high-rise residential developments.
- Close proximity to Queen's University (500m) & high-traffic Dining, Retail and Entertainment venues.
- Located across from major transit hub providing excellent accessibility to all transit-linked areas of the City and outside the Downtown core.

Rogers & Trainor

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1
613-384-1997

ECHO PERRY-CUMBERLAND
Sales Representative

✉ echopc@rtcr.com
☎ 613-985-3246
☎ 613-384-1997 ex. 18

KOSTAS DOULAS
Broker of Record

✉ kdoulas@rtcr.com
☎ 613-384-1997 ex. 17

All information provided is deemed reliable but is not guaranteed and should be independently verified.

SITE DETAILS

PIN:	3603660127
LEGAL DESCRIPTION:	PLAN C15 PT LOT 12 PT LOT 7 B220
ZONING:	C1.286
NEIGHBOURHOOD:	Downtown - City Central East
SITE DIMENSION:	37.45 ft x 36.25 ft
SITE AREA:	1357.56 sf
PARKING:	2 Spaces on Site along Division Street
TAXES	\$6,890.92 (2025)

BUILDING DETAILS

PROPERTY TYPE:	Mixed-Use 2 Unit: 1 x Commercial (+/- 500 sf) 1 x 3-Bed Residential (+/- 994 sf)
EXTERIOR:	Brick
FOUNDATION:	Stone & Poured Concrete
ROOF:	Sloped Asphalt
WINDOWS:	Vinyl

BUILDING SYSTEMS

HEATING:	Residential: Electric Baseboard; Separately metered; Paid by Tenant Commercial: Gas Furnace; Separately metered; Paid by Tenant
COOLING:	Commercial: Central A/C
WATER/SEWER:	2 Meters (1 x Residential; 1 x Commercial)
HOT WATER:	Residential: 1 x HWT (Electric; Rental) Commercial: - 1 x HWT (Gas; Owned)
ELECTRICAL:	Residential: 1 x Electrical on Breakers Commercial: 1 x Electrical on Breakers
SERVICES TO SITE:	All municipal services available

FINANCIALS 154 DIVISION

RESIDENTIAL INCOME

TYPE	LOCATION	LAUNDRY	MARKET RENT	UTILITIES
3-BEDROOM	2nd & 3rd Lvl	In-Suite	\$2,616.05	Paid by Tenant
ANNUAL TOTAL			\$31,392.60	

COMMERCIAL INCOME

TENANT	PREMISES (SF)	TYPE	NET RENT	ADDITIONAL RENT (\$/PSF)
MARY J. CANNABIS	500	Triple Net	\$25,440.00	\$12.04
TERM START: 01-Mar-19		TERM END: 29-Feb-24		RENEWAL: 1 x 60 Months

EXPENSES	RESIDENTIAL	COMMERCIAL	TOTAL	RECAPTURE	NOTES
PROPERTY TAX	\$3,444.96	\$3,444.96	\$6,889.92	\$3,445.00	Year 2023 (Residential Full)
INSURANCE	\$1,893.24	\$1,893.24	\$3,786.48	\$1,350.00	Broker's Estimate
UTILITIES (HWT)	\$236.04	\$0.00	\$236.04	\$0.00	All Utilities paid by Tenant's
MANAGEMENT	\$2,197.48	\$1,780.80	\$3,978.28	\$1,226.40	Brokers estimat RES only, 7% Gross
TOTAL	\$7,771.72	\$7,119.00	\$14,890.72	\$6021.40	

TOTAL GROSS INCOME \$62,853.96

TOTAL EXPENSES \$14,890.72

NET OPERATING INCOME \$47,963.24

CAPITALIZATION RATE 6.27%

* Expenses: Property Tax & Insurance allocation to Residential & Commercial Components = 50% each.

* Commercial Lease is Net Carefree to Landlord. Expense Recapture estimates reflects existing Triple Net Lease.

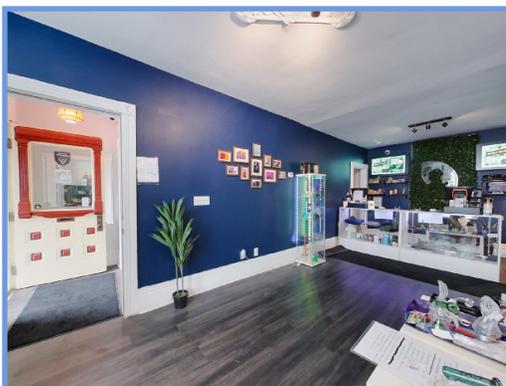
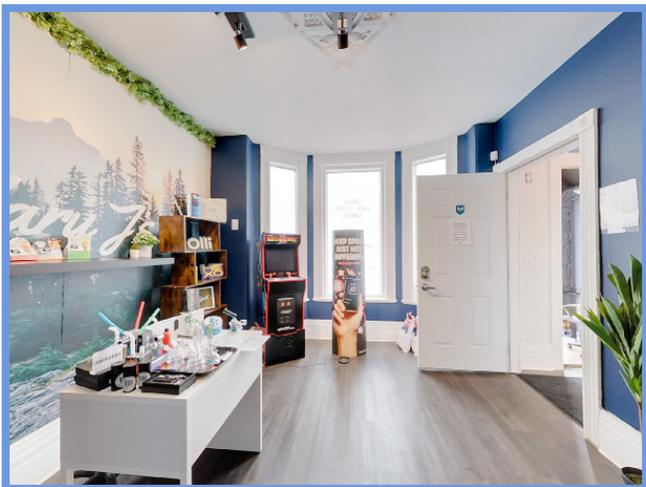


FOR SALE

154 DIVISION STREET KINGSTON

Commercial Unit - 500 sf

TYPE: Commercial Retail
STATUS: Leased
AREA: 500 sf
NET RENT: \$2,120/yr (\$50.88 psf Net)
ADDITIONAL RENT: \$12.04 psf
RENEWAL OPTION: 1 x 60 Months
PARKING: 2 Spaces



Residential Unit - 3-Bed/1 Bath

TYPE: Residential Unit:
3-Bed/ 1 Bath (2nd Level)

MARKET RENT: \$2,616.05/month + Utilities (2023-2024)

LAUNDRY: In-suite

HEATING: Baseboard Electric

UTILITIES: Separate; Paid by Tenant

STATUS: Leased

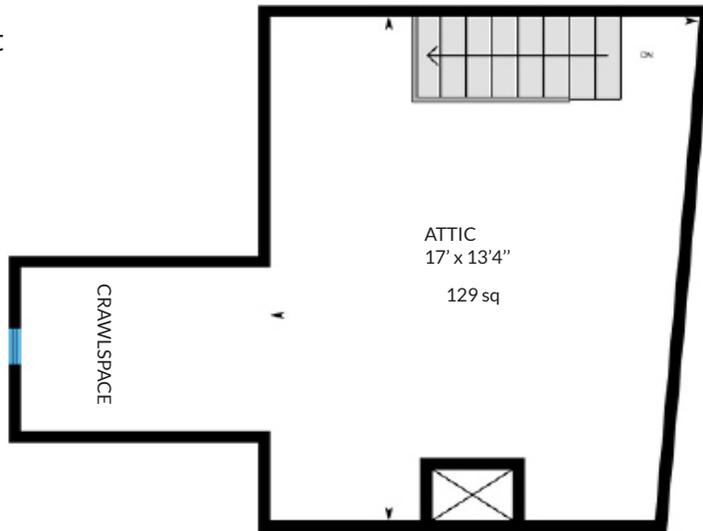
Large 3-Bedroom unit spanning the upper level, with eat-in-kitchen / living room, large windows, 1 Full bath, in-suite laundry and separately metered for all utilities including heat, hydro, domestic and hot water. This unit is always leased with high demand.



2nd Level



3rd Level



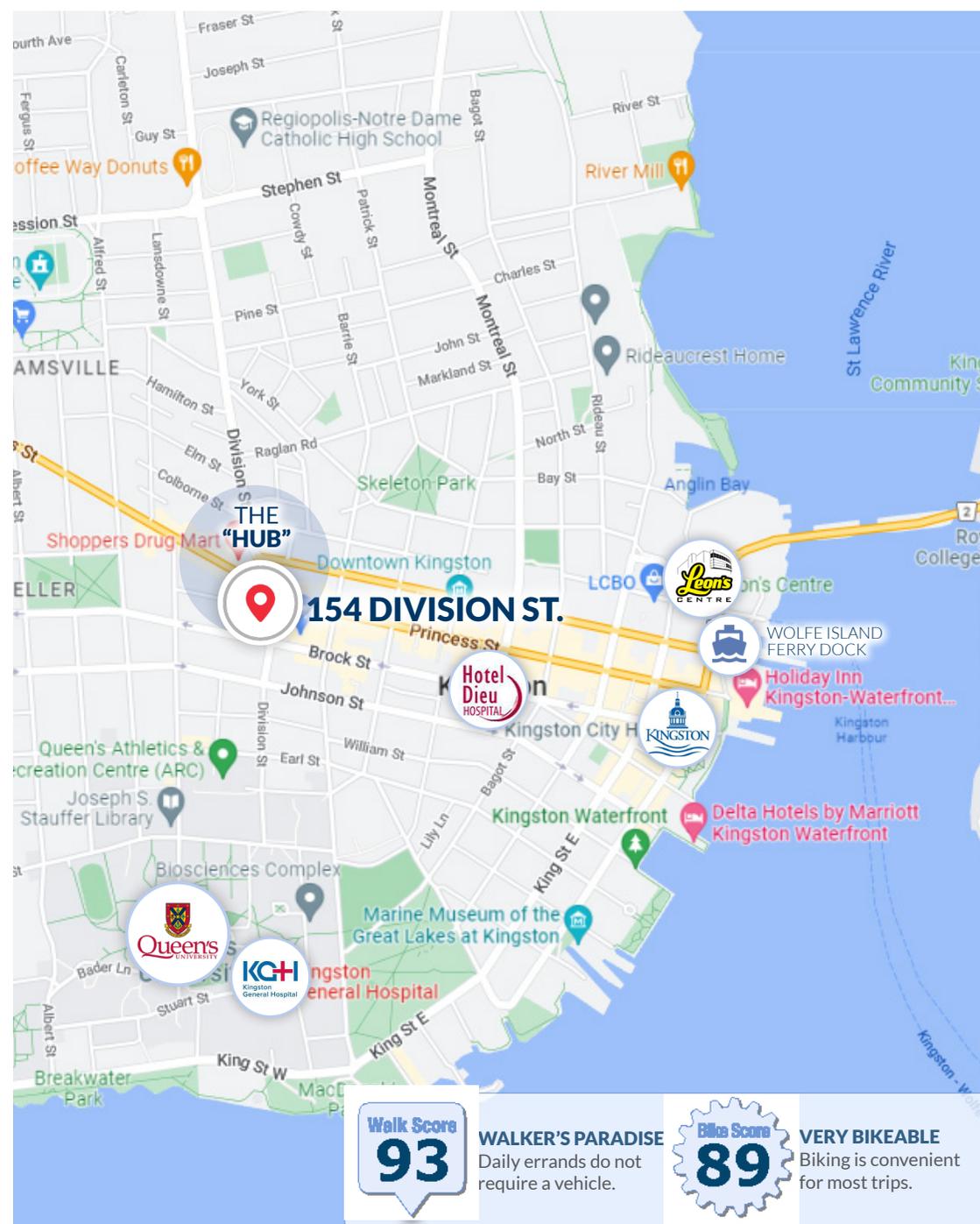
FOR SALE

154 DIVISION STREET KINGSTON



FOR SALE

154 DIVISION STREET KINGSTON

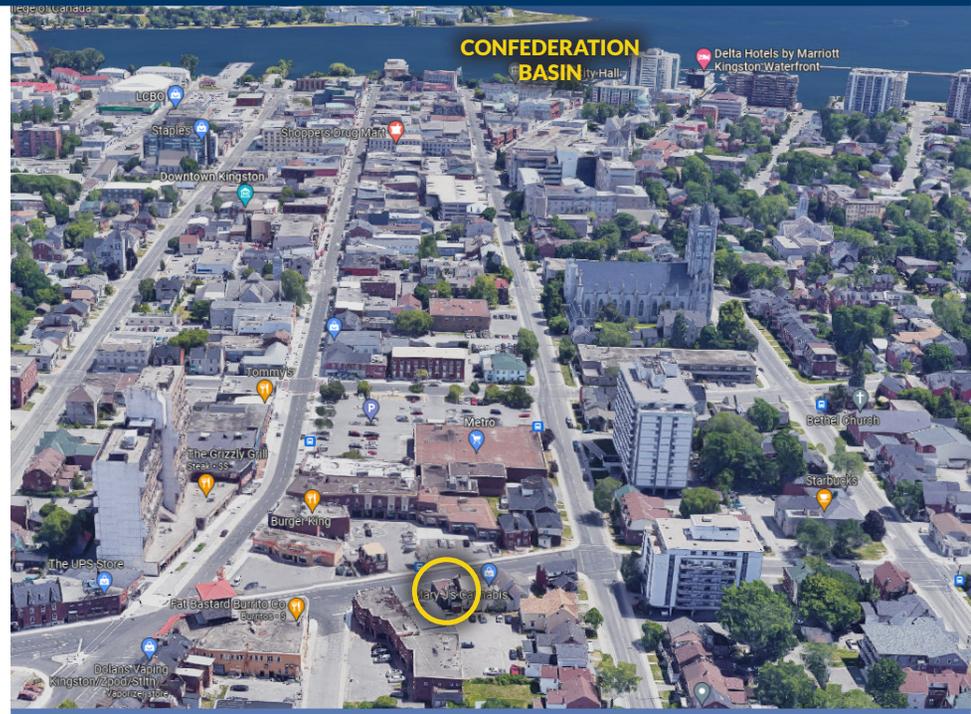


Walk Score
93

WALKER'S PARADISE
Daily errands do not require a vehicle.

Bikes Score
89

VERY BIKEABLE
Biking is convenient for most trips.



NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Meet Cuisine
- Copper Penny
- Minos
- The Grizzly Grill
- Geneva Crepe Bistro
- 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
- The Grocery Basket
- Food Basics

SCHOOLS

- Queen's University
- Central Public School
- Sydenham Public School

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2017*
- Ranked #4** Top City in Ontario for Millennials *Point2 Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*