

FOR SALE

INDUSTRIAL / COMMERCIAL BUILDING



981 DIVISION STREET \$1,689,000

- Commercial / Industrial building for sale
- Zoning permits a wide variety of uses including manufacturing, processing, packaging, distribution, storage, warehousing and assembling
- Division Street is a major thoroughfare between the 401 and Kingston's downtown core
- With its proximity to Highway 401 and the new Waaban Crossing which connects the East and West approaches to the city, the property is in a high traffic strategic location for commercial use

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage

WWW.RTCR.COM

20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

613-384-1997

KOSTAS DOULAS
Broker of Record

✉ kdoulas@rtcr.com

ALEX ADAMS
Sales Representative

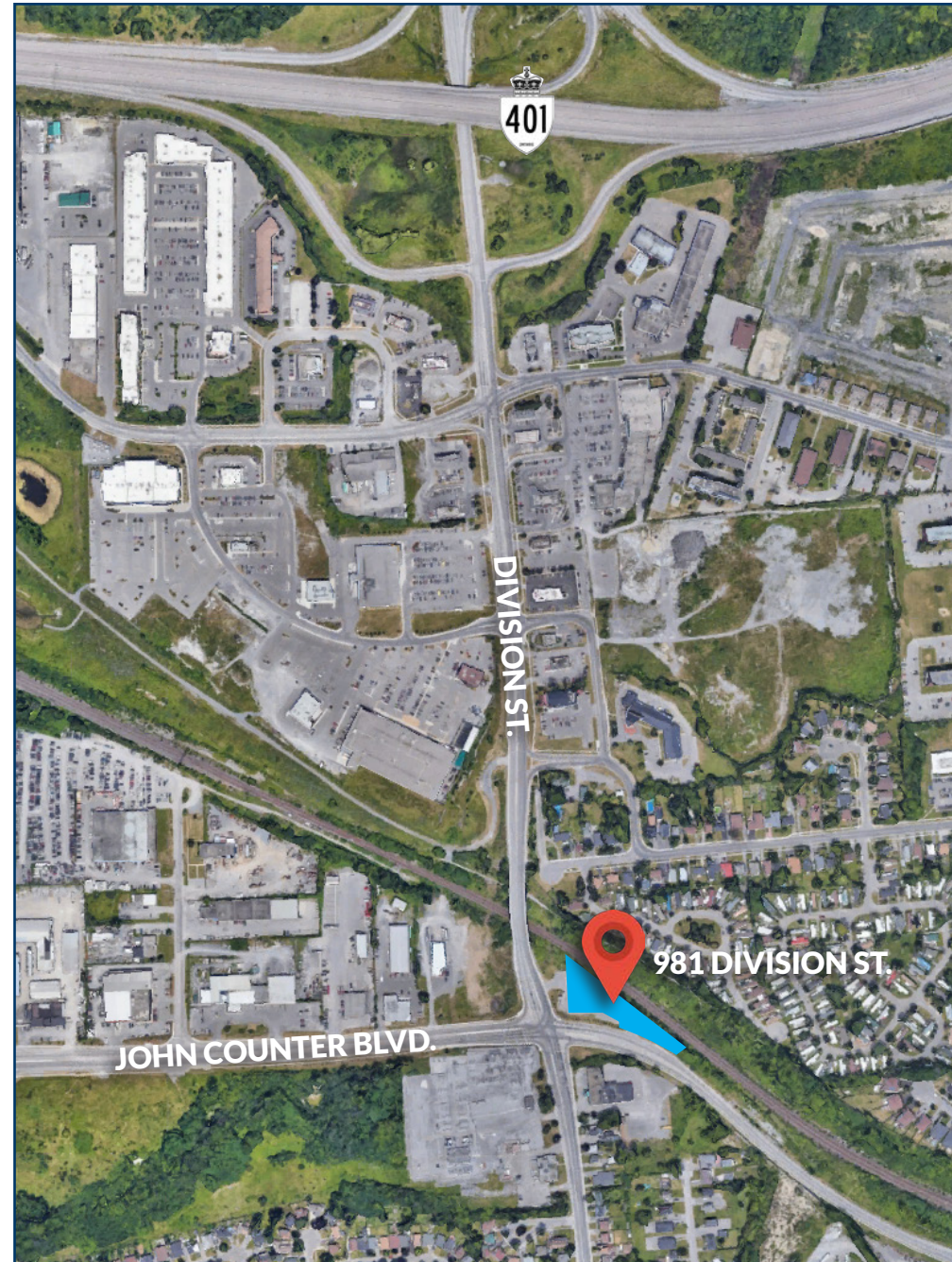
✉ aadams@rtcr.com

FOR SALE

981 DIVISION STREET KINGSTON

PROPERTY DETAILS

| | |
|---------------------------|--|
| ADDRESS: | 981 Division Street, Kingston, ON, K7K 4C8 |
| PRICE: | \$1,689,000 |
| PROPERTY TYPE: | Commercial/Industrial |
| SITE AREA: | 0.779 Acres (33,938 SF)+/- |
| BUILDING AREA: | 8,000 SF+/- (Showroom 6,000 SF+/- Warehouse 2,000+/-) |
| FRONTAGE: | 197 Ft+/- (Division St.) |
| FRONTAGE: | 568 Ft+/- (John Counter Blvd.) |
| ARN: | 101104012006100 |
| PIN: | 360570441 |
| LEGAL DESCRIPTION: | PT LT 7 CON WGR KINGSTON AS IN FR493426 EXCEPT PT 4 13R16417; KINGSTON ; THE COUNTY OF FRONTENAC |
| ZONING: | M2 (M1.237) |
| REALTY TAXES: | \$17,336.09 (2024) |
| HVAC: | Two 5-ton roof mounted units (2015 & 2019) & 1 ceiling gas fired unit in warehouse section |
| CONSTRUCTION: | Masonry, wood & steel |
| WALLS: | Stucco over concrete block |
| ROOF: | Flat roof portion is modified bitumin |

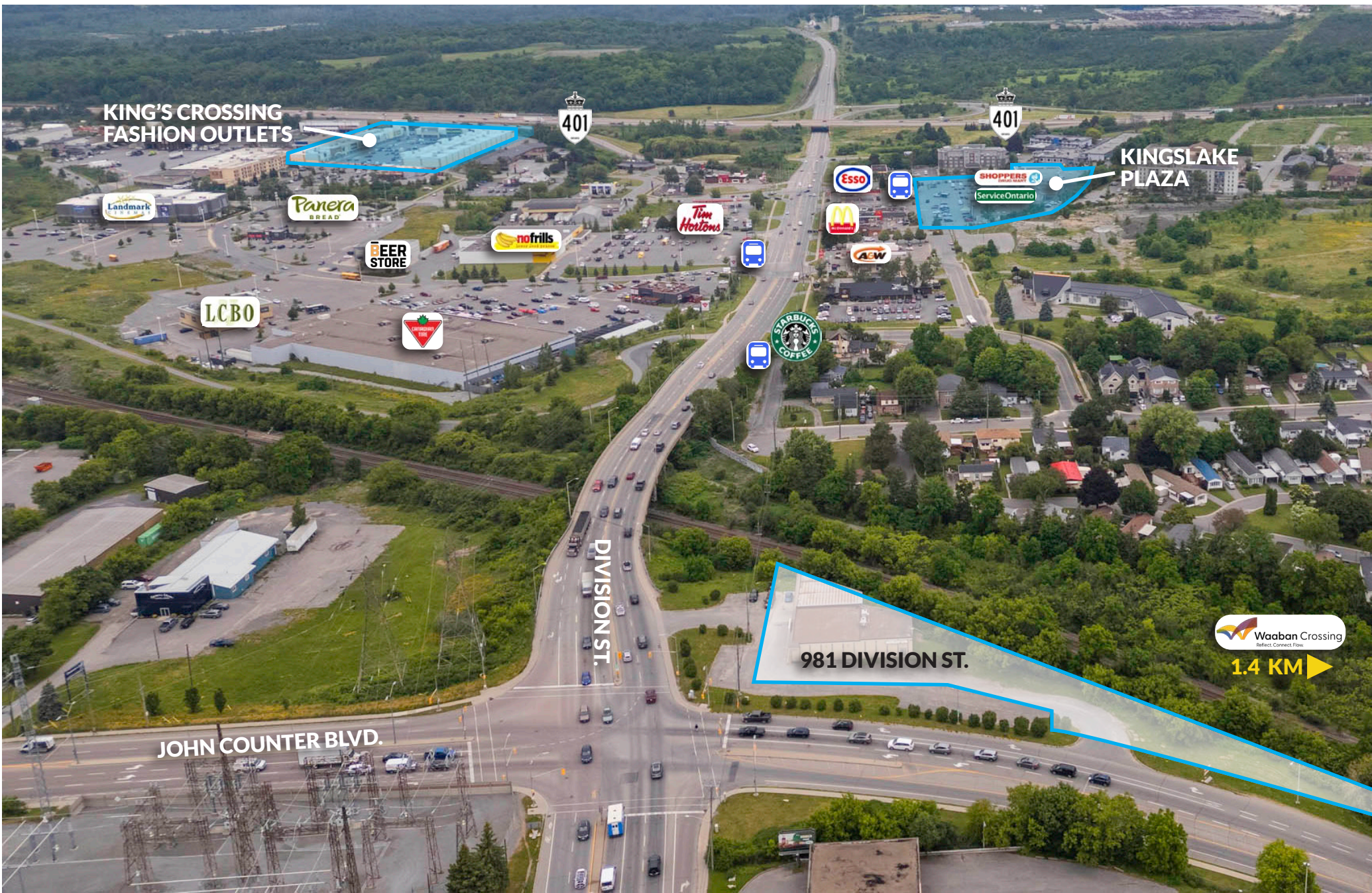


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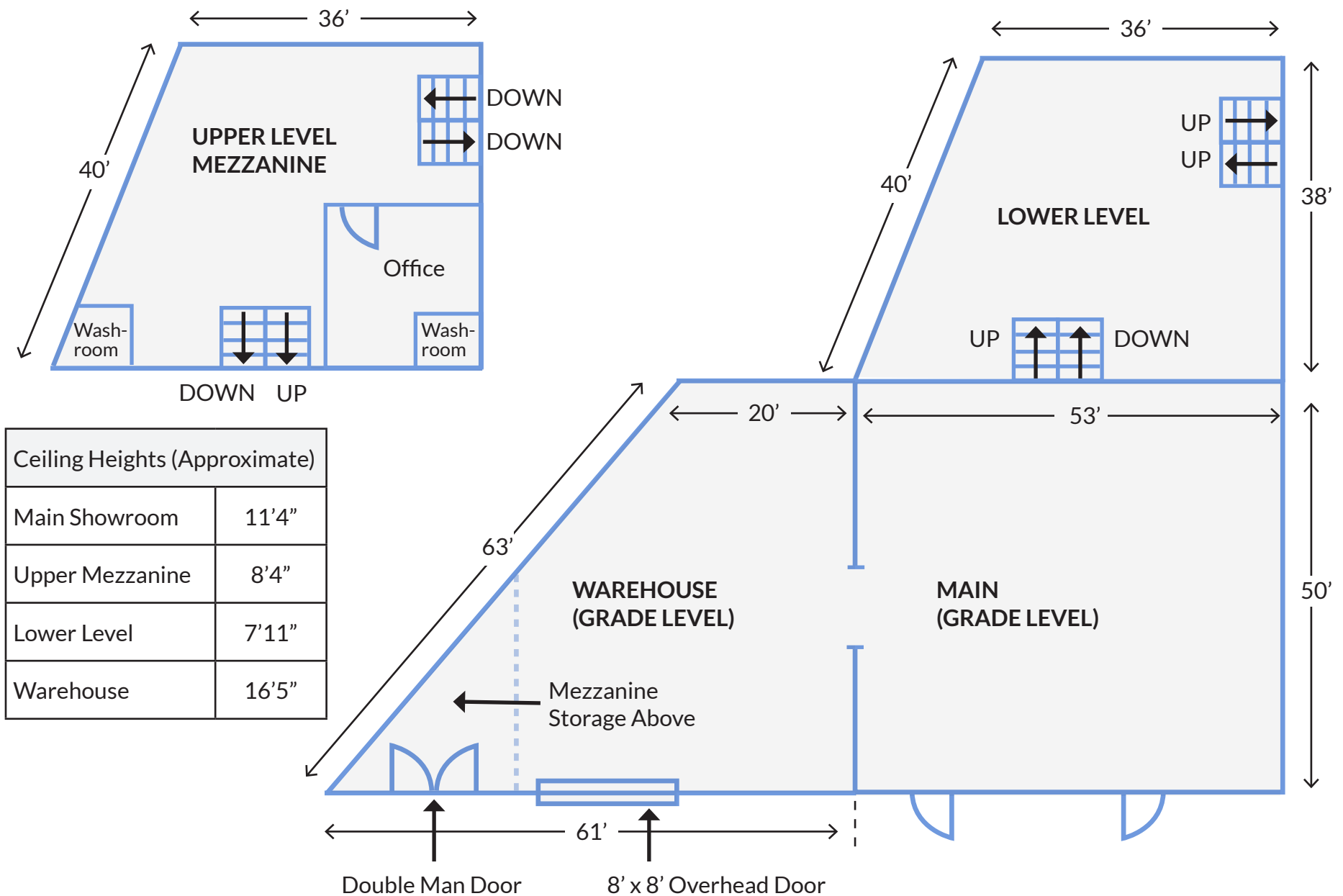
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| Ceiling Heights (Approximate) | |
|-------------------------------|-------|
| Main Showroom | 11'4" |
| Upper Mezzanine | 8'4" |
| Lower Level | 7'11" |
| Warehouse | 16'5" |



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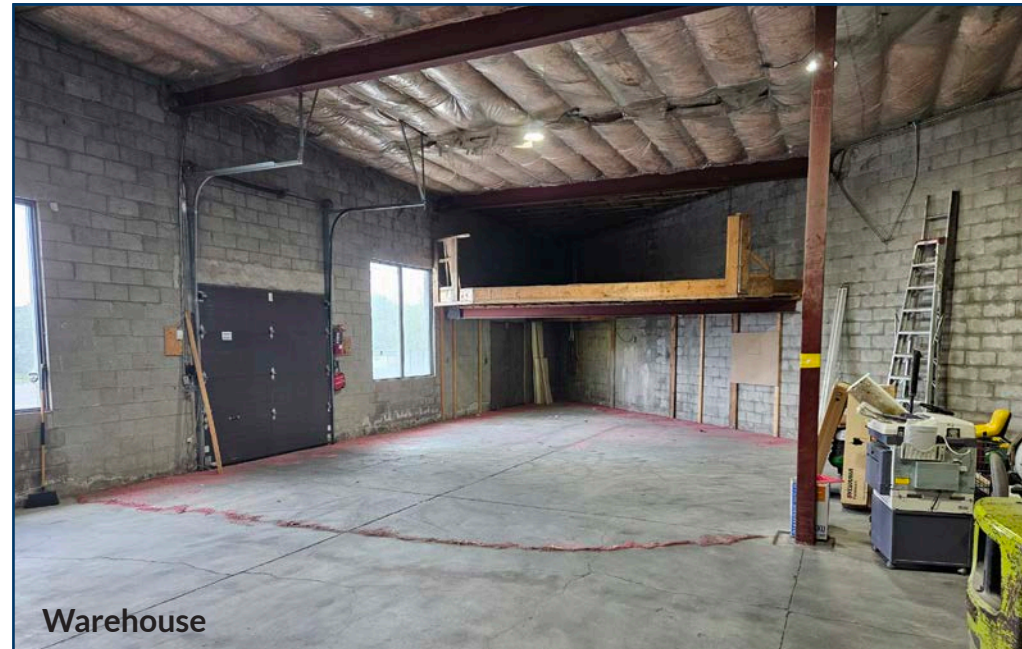
South & East Facade



8x8 drive in door and main retail entrance



Double man door on West facade



Warehouse



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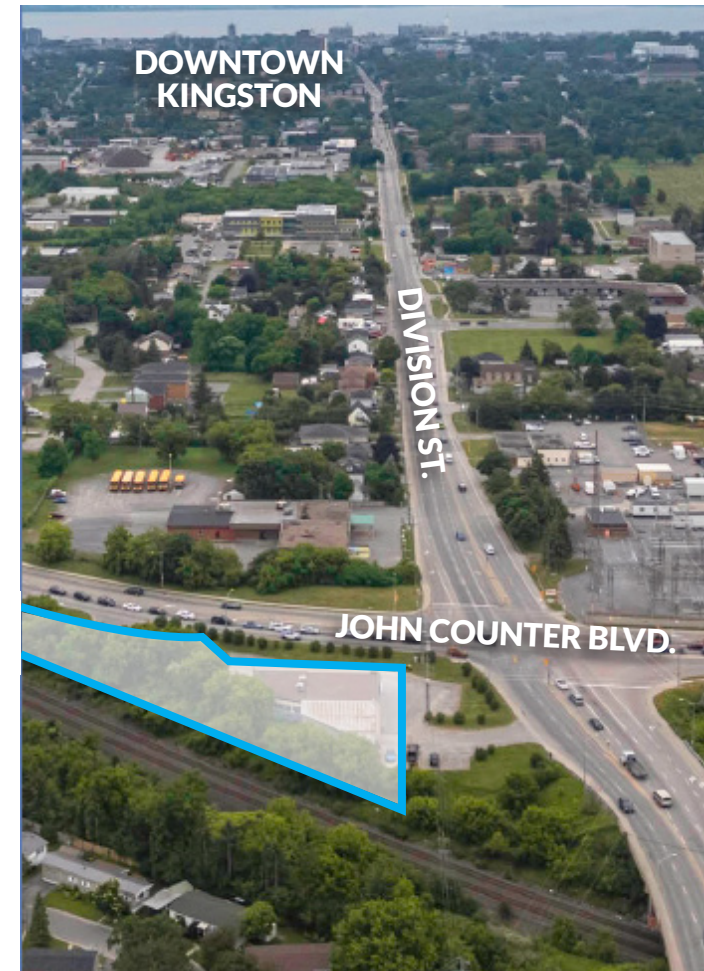
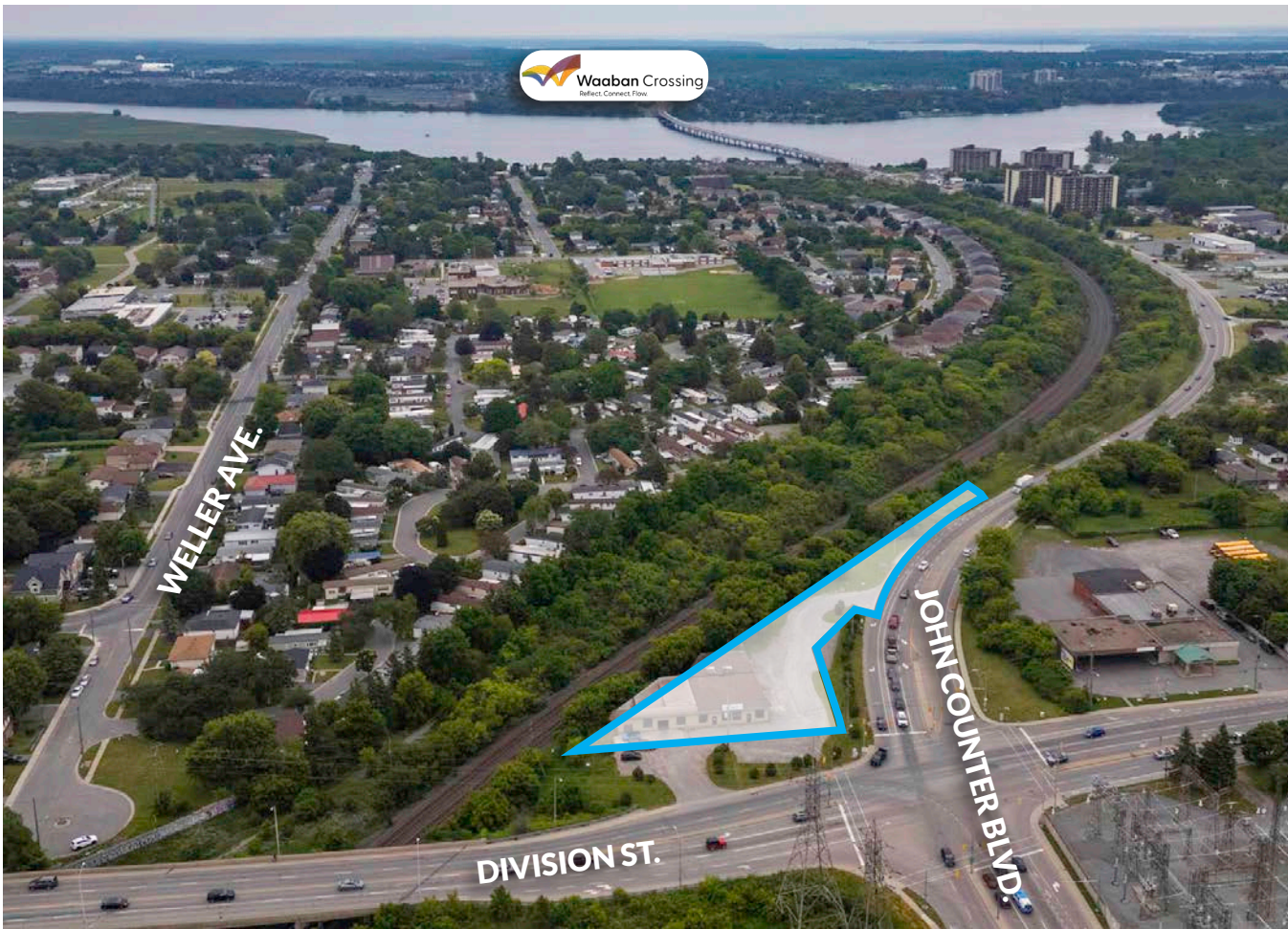
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- At the intersection of two major arterial roads (Division Street and John Counter Boulevard), 981 Division is centrally located, with convenient access to and from various parts of the city.
- Its proximity to the Waaban Crossing, which connects the east and west approaches to the city, has improved accessibility and transportation infrastructure, creating a vibrant business environment in the area.
- With the Kingslake Plaza, King's Crossing shopping area, and the Kingston Centre nearby, there are a variety of retail stores, supermarkets, and services available.
- Close to schools, colleges and Queen's University, many recreational facilities including parks and gyms, major bus routes and public transportation, the location is highly accessible.
- Additionally, a diverse range of restaurants and cafes, and proximity to healthcare facilities add to a supportive business environment.

