

COMMERCIAL INVESTMENT & DEVELOPMENT OPPORTUNITY



FOR SALE \$18,995,000

667, 683, 685, 687 & 691 GARDINERS ROAD - KINGSTON

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

WWW.RTCR.COM

ALEX ADAMS
Sales Representative
aadams@rtcr.com
613-384-1997 Ext 15

JAMES WARD
Broker
jward@rtcr.com
613-384-1997 Ext 25

Rogers & Trainor
20 Gore St., Suite 102
Kingston ON, K7L 2L1
613-384-1997

EXECUTIVE SUMMARY & PROPERTY DETAILS



EXECUTIVE SUMMARY

Rogers & Trainor Commercial Realty is pleased to offer for sale

667, 683, 685, 687 & 691 Gardiners Road.

683-685 Gardiners includes a variety of commercial buildings totalling 34,805 square feet, which are fully leased.

687-691 Gardiners contains 11,035 square feet in a commercial plaza building and stand alone automotive building, both fully leased.

The south of the site (667 Gardiners Rd.) consists of 7.0 acres +/- of vacant land, which is prime for development.

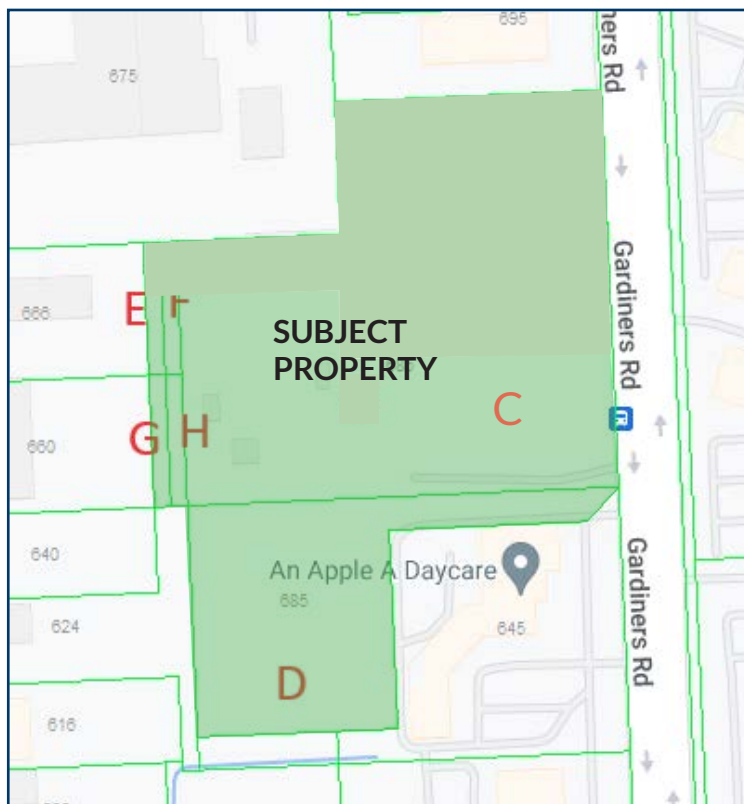
The zoning permits a wide variety of commercial uses.

In addition, apartment buildings are also permitted, with initial concepts showing the potential for up to 15 storeys and an estimated total of 1,100,000 buildable square feet above grade.

ADDRESS:	667, 683, 685, 687 & 691 Gardiners Road
PRICE:	\$18,995,000
PINS:	361040226, 361040227, 361040229, 361040101, 361040057, 361040058, 361040055, 361040056
INTERSECTIONS:	Full turn access to Gardiners Road
PROPERTY TYPE:	Commercial, Plaza, Automotive, and Land
GROSS LEASABLE AREA (GLA):	+/-45,840 sq ft
TOTAL SITE AREA:	11.21 acres +/-
OCCUPANCY:	100%
KEY TENANTS:	Lafantaise Dock, Cygnet Aviation, RV's Unlimited Preferred Collision, Speedy Auto Service, Red Swan Pizza Dr. Ryan FitzPatrick Optometrist, Luxe Nails West Suites Health & Aesthetics
PARKING:	+/- 120 spaces + 7.0 acres
ENVIRONMENTAL SITE ASSESSMENT (ESA):	Phase II 2017, Phase I 2024
TOTAL ANNUAL INCOME:	\$750,967
PROPERTY TAXES:	683-685 Gardiners: \$125,453.21 (2024 Final) 687-691 Gardiners: \$45,350.55 (2024 Final)



PINS & LEGAL DESCRIPTIONS



PIN		LEGAL DESCRIPTION
A	361040226	PART LOT 9 CONCESSION 2 KINGSTON, PARTS 1 & 3, 13R22377; SUBJECT TO AN EASEMENT OVER PART 3, 13R22377 IN FAVOUR OF PART LOT 9 CONCESSION 2 AS IN FR174197 SAVE AND EXCEPT PARTS 1 & 3, 13R22377, PART LOT 9 CONCESSION 2 AS IN FR204293 SAVE AND EXCEPT PARTS 4 & 5, 13R22377, PARTS 2, 13R7008, PARTS 10, 11, 12 & 13, 13R4121 AS IN FC343704 TOGETHER WITH AN EASEMENT AS IN FR739369 TOGETHER WITH AN EASEMENT OVER PART 2, 6 & 7, 13R22377 AS IN FC343704 CITY OF KINGSTON
B	361040227	PART LOT 9 CONCESSION 2 KINGSTON AS IN FR174197 SAVE AND EXCEPT PARTS 1 & 3, 13R22377; SUBJECT TO AN EASEMENT OVER PART 2, 13R22377 IN FAVOUR OF PARTS 1 & 3, 13R22377 AS IN FC343704; SUBJECT TO AN EASEMENT OVER PART 2, 13R22377 IN FAVOUR OF PARTS 4 & 5, 13R22377 AS IN FC343704 TOGETHER WITH AN EASEMENT AS IN FR739369 TOGETHER WITH AN EASEMENT OVER PART 3, 4 & 5, 13R22377 AS IN FC343704 CITY OF KINGSTON
C	361040229	PART LOT 9 CONCESSION 2 KINGSTON AS IN FR204293 SAVE AND EXCEPT PARTS 4 & 5, 13R22377; SUBJECT TO AN EASEMENT OVER PARTS 6 & 7, 13R22377 IN FAVOUR OF PARTS 4 & 5, 13R22377 AS IN FC343704; SUBJECT TO AN EASEMENT OVER PARTS 6 & 7, 13R22377 IN FAVOUR OF PARTS 1 & 3, 13R22377 AS IN FC343704 TOGETHER WITH AN EASEMENT AS IN FR739369 TOGETHER WITH AN EASEMENT OVER PARTS 3, 4 & 5, 13R22377 AS IN FC343704 CITY OF KINGSTON

PIN		LEGAL DESCRIPTION
D	361040101	PT LT 9 CON 2 KINGSTON PT 2 13R7008 T/W FR739369; KINGSTON TOGETHER WITH AN EASEMENT OVER PARTS 3, 4 & 5, 13R22377 AS IN FC343704
E	361040057	PT LT 9 CON 2 KINGSTON PT 13 13R4121 T/W FR739369; KINGSTON TOGETHER WITH AN EASEMENT OVER PARTS 3, 4 & 5, 13R22377 AS IN FC343704
F	361040058	PT LT 9 CON 2 KINGSTON PT 12 13R4121 T/W FR739369; KINGSTON TOGETHER WITH AN EASEMENT OVER PARTS 3, 4 & 5, 13R22377 AS IN FC343704
G	361040055	PT LT 9 CON 2 KINGSTON PT 10 13R4121 T/W FR739369; KINGSTON TOGETHER WITH AN EASEMENT OVER PARTS 3, 4 & 5, 13R22377 AS IN FC343704
H	361040056	PT LT 9 CON 2 KINGSTON PT 11 13R4121 T/W FR739369; KINGSTON TOGETHER WITH AN EASEMENT OVER PARTS 3, 4 & 5, 13R22377 AS IN FC343704

INCOME

ADDRESS & UNIT #	TENANT	LEASED AREA SF	TERM EXPIRY	UTILITIES
683 Gardiners Rd. (Body Shop)	Preferred Collision	12,688	5 Year Term	In Additional Rent
683 Gardiners Rd. (Front Section)	RV's Unlimited	4,337	5 Year Term	In Additional Rent
685 Gardiners Rd. (Warehouse)	RV's Unlimited	5,000	5 Year Term	In Additional Rent
685 Gardiners Rd. (Suite 101)	RV's Unlimited	1,748	5 Year Term	In Additional Rent
685 Gardiners Rd. (Suite 102)	Lafantaisie Dock	3,449	Feb 2027	In Additional Rent
685 Gardiners Rd. (Warehouse)	Lafantaisie Dock	1,000	Feb 2027	In Additional Rent
685 Gardiners Rd. (Yard)	Lafantaisie Dock	19,800	Feb 2027	N/A
685 Gardiners Rd. (Suite 201)	I.D. Beauty	1,818	Nov 2028	In Additional Rent
685 Gardiners Rd. (Suite 202)	Cygnnet Aviation	3,553	Aug 2027	In Additional Rent
685 Gardiners Rd. (Simulator Room)	Cygnnet Aviation	1,212	Aug 2027	In Additional Rent

CURRENT ANNUAL NET RENT \$ 529,969

ADDRESS & UNIT #	TENANT	LEASED AREA SF	TERM EXPIRY	UTILITIES
687 GARDINERS RD. #1&2	Dr. Ryan Fitzpatrick Optometrist	1,935	March 31, 2032	Paid by Tenant
687 GARDINERS RD. #3&4	Luxe Nails and Spa	1,704	January 31, 2030	Paid by Tenant
687 GARDINERS RD. #5	West Suites	1,434	February 28, 2026	Paid by Tenant
687 GARDINERS RD. #6	Red Swan Pizza	1,083	November 30, 2031	Paid by Tenant
691 GARDINERS RD.	Speedy Auto Service	4,879	July 31, 2030	Paid by Tenant

CURRENT ANNUAL NET RENT \$220,998.39

ALL LEASES HAVE STEPPED RENT INCREASES

BUILDING DETAILS

683 GARDINERS ROAD

CONSTRUCTION: Concrete block, wood, steel
ROOF: Metal sloped roof
MECHANICAL: Radiant heaters, furnace

685 GARDINERS ROAD

CONSTRUCTION: Concrete block & steel
ROOF: Flat roof - built up
MECHANICAL: Roof mounted HVAC

687 GARDINERS ROAD

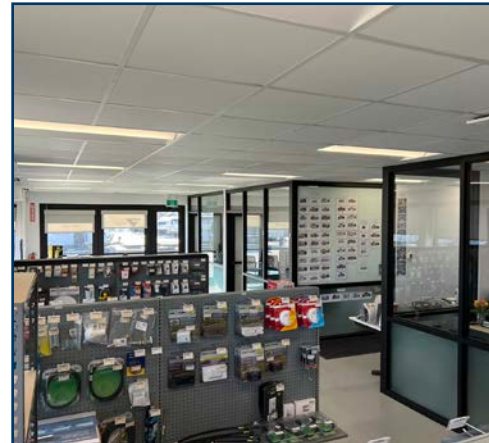
CONSTRUCTION: Concrete block & steel frame structure on slab
ROOF: Flat Roof - Built up (2018)
MECHANICAL: 6 x roof mounted HVAC (New 2018)
ELECTRICAL: 4 x 200 amp panels

691 GARDINERS ROAD

CONSTRUCTION: Concrete block & steel frame structure on slab
ROOF: Flat Roof - Built up (2019)
MECHANICAL: Roof mounted HVAC (Age unknown), Furnace, Radiant heater, Gas blower
ELECTRICAL: 600 volt, 3 phase



UNITS



683 GARDINERS RD.
+/- 12,688 SF

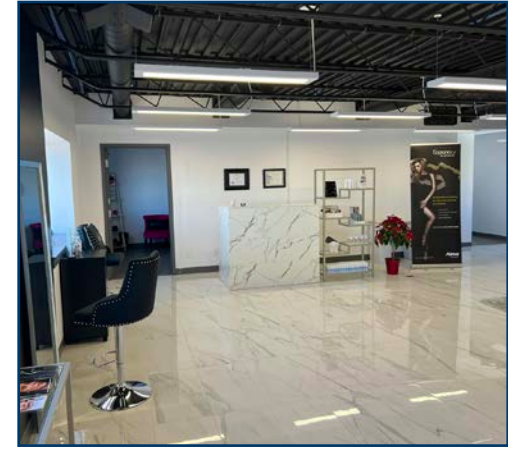
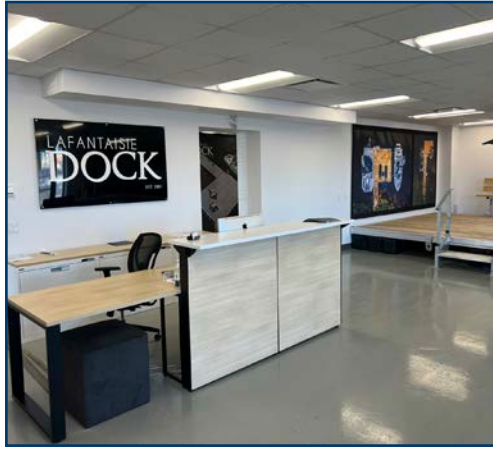


683 GARDINERS RD.
Front Section +/- 4,337 SF
685 GARDINERS RD.
Warehouse +/- 5,000 SF
Suite 101 +/- 1,748 SF



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.rtr.com.

UNITS



685 GARDINERS RD.

Suite 101 +/- 1,748 SF
Warehouse +/- 1,000 SF
Yard +/- 19,800 SF



685 GARDINERS RD.

Suite 202 +/- 3,553 SF
Simulator Room +/- 1,212 SF



685 GARDINERS RD.

Suite 201 +/- 1,818 SF



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.rtc.com.

UNITS

**687 GARDINERS RD.
UNIT 1&2**

**DR. RYAN FITZPATRICK
OPTOMETRIST**
+/- 1,935 SF



UNIT 1&2 EXTERIOR



UNIT 1&2 INTERIOR



UNIT 1&2 INTERIOR

**687 GARDINERS RD.
UNIT 3&4**



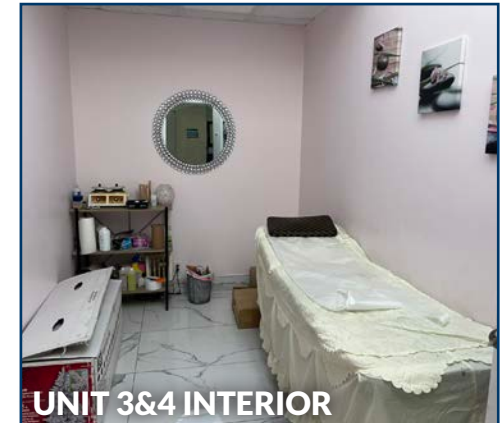
+/- 1,704 SF



UNIT 3&4 EXTERIOR



UNIT 3&4 INTERIOR



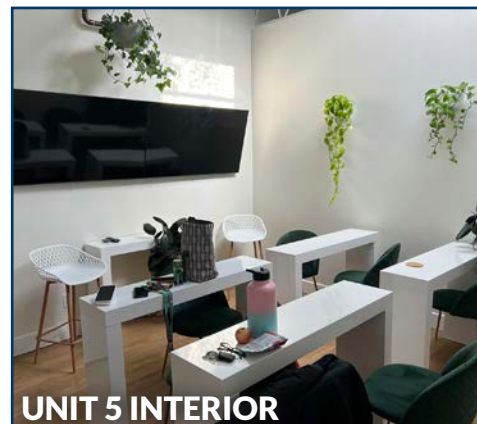
UNIT 3&4 INTERIOR

**687 GARDINERS RD.
UNIT 5**
west·suites
HEALTH & AESTHETICS

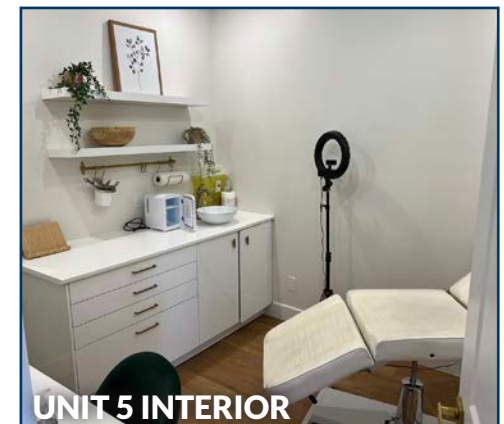
+/- 1,434 SF



UNIT 5 INTERIOR



UNIT 5 INTERIOR



UNIT 5 INTERIOR



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.rtrc.com.

UNITS

687 GARDINERS RD.
UNIT 6



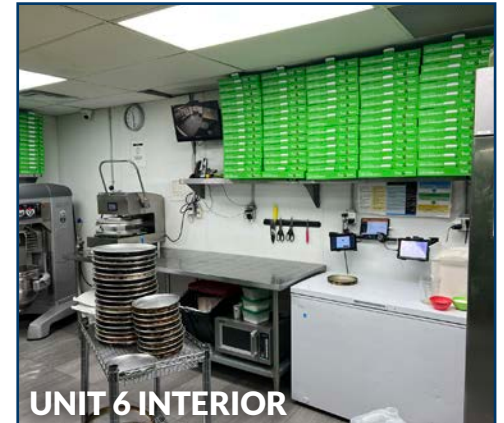
+/- 1,083 SF



UNIT 6 INTERIOR



UNIT 6 INTERIOR



UNIT 6 INTERIOR

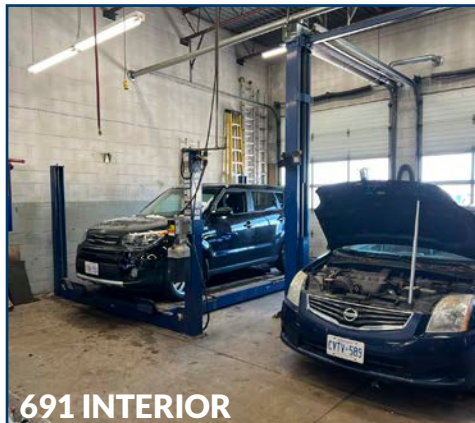
691 GARDINERS RD.



+/- 4,879 SF



691 EXTERIOR



691 INTERIOR



691 INTERIOR



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.

MASSING & ZONING



THE WESTEN, 845 Gardiners Rd.
14 Storeys, 162 Units - Caraco



ROCKWELL PLACE I, 1560 Rockwell Dr.
12 Storeys, 158 Units - Homestead



MASSING

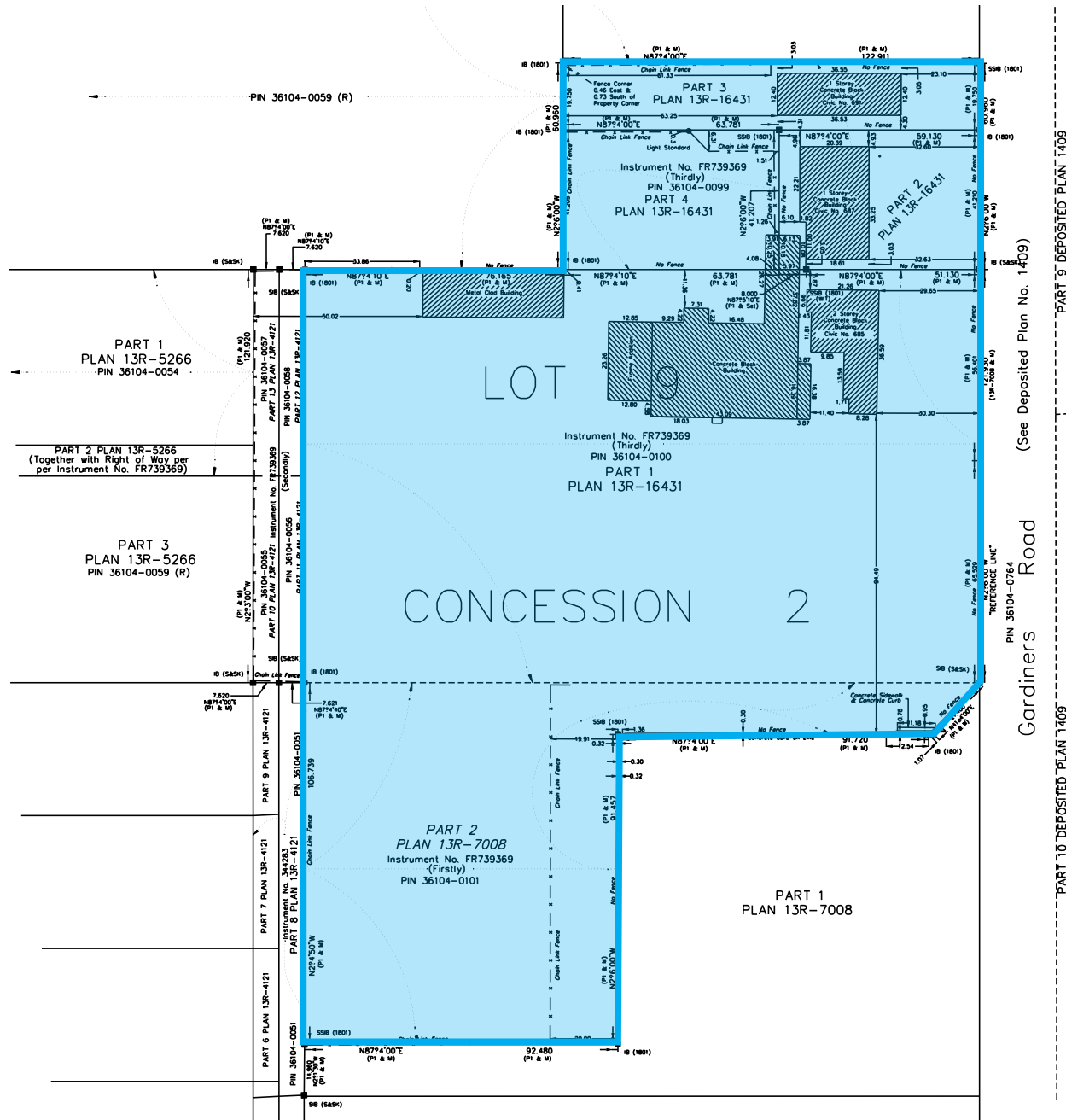
- Concepts show potential massing on the vacant 6.5 acres +/-
- Based on a 26% building lot coverage this could permit up to approximately 1,108,252 square feet, if constructed to 15 storeys



ZONING

- Presently zoned CG-L238 in Zoning By-Law 2022-62
- Large variety of commercial uses are permitted in addition to apartment buildings, senior complexes and nursing home
- A conceptual massing up to the permitted as-of-right maximum height of 24-38 meters (~8 storeys) would suggest 591,068 square feet, based on a 26% lot coverage on the vacant 6.5 acres +/-







DIRECTLY ACROSS FROM THE RIOCAN CENTRE

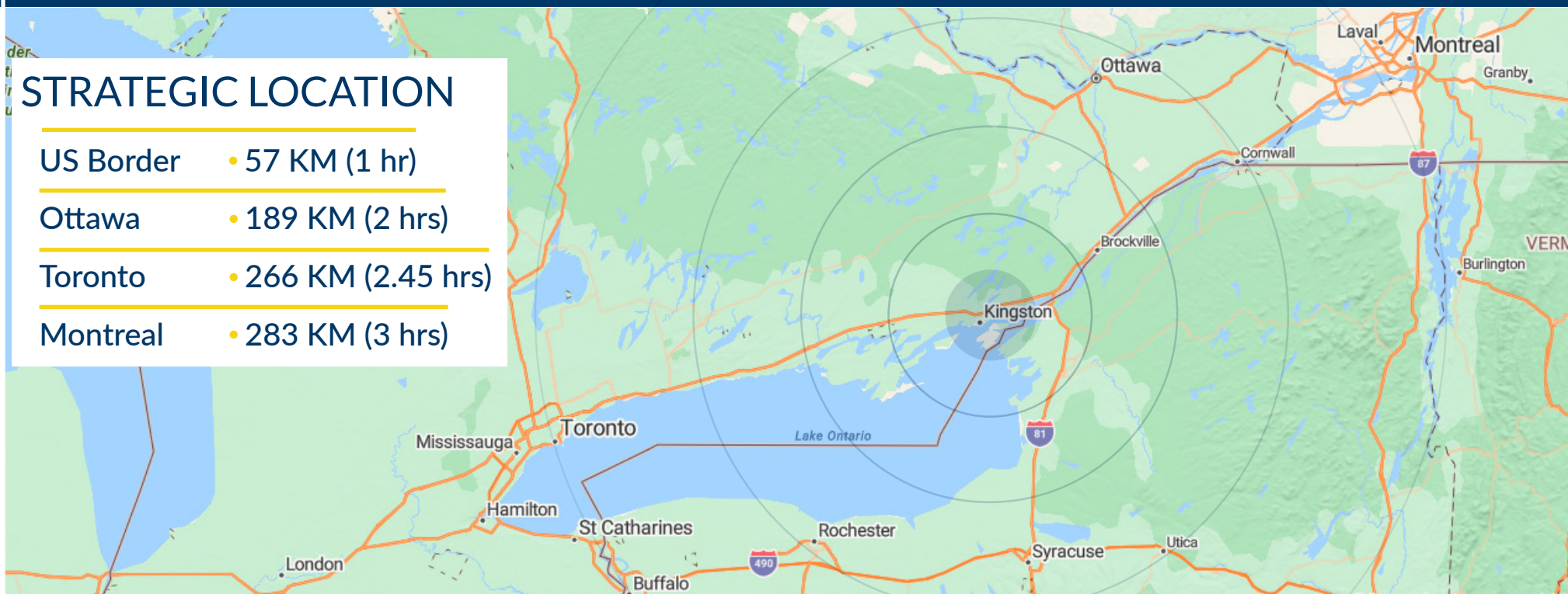


667, 683, 685, 687 & 691 GARDINERS ROAD - KINGSTON

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

STRATEGIC LOCATION

US Border	• 57 KM (1 hr)
Ottawa	• 189 KM (2 hrs)
Toronto	• 266 KM (2.45 hrs)
Montreal	• 283 KM (3 hrs)



KINGSTON, ONTARIO

Kingston is home to multi national corporations such as INVISTA, Novelis, Dupont, Alstom and many others. Recognized for its innovative and leading technology, Kingston's manufacturing sector supports metal fabrication, chemical products, latex and resin materials, clean and renewable energy, agri-businesss, rail production, etc. National and international transportation, distribution and warehousing services are currently in place in Kingston, along with access to a variety of shipping and travel services.

ONE OF THE TOP 20 PLACES TO INVEST IN CANADA

- Located halfway between Canada's two largest cities, Toronto and Montreal
- 30% more permanent residences settled in Kingston in the first three quarters of 2022 compared to 2021.

Kingston has one of the smartest workforces in Canada with the most PhD graduates per capita

#1 Small City in Canada for Startup Ecosystem 2023

#4 in Canada in the Energy and Environment Sector 2023

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

WWW.RTCR.COM