

# COMMERCIAL INVESTMENT & DEVELOPMENT OPPORTUNITY



**FOR SALE \$18,995,000**

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

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

\$18,995,000

**PRICE:**

361040226, 361040227, 361040229, 361040101,  
361040057, 361040058, 361040055, 361040056

**INTERSECTIONS:**

Full turn access to Gardiners Road

**PROPERTY TYPE:**

Commercial, Plaza, Automotive, and Land

+/-45,840 sq ft

**GROSS LEASABLE AREA (GLA):**

11.21 acres +/-

**TOTAL SITE AREA:**

100%

**OCCUPANCY:**

Lafantaise Dock, Cygnet Aviation, RV's Unlimited

**KEY TENANTS:**

Preferred Collision, Speedy Auto Service, Red Swan Pizza

Dr. Ryan FitzPatrick Optometrist, Luxe Nails

West Suites Health & Aesthetics

+/- 120 spaces + 7.0 acres

**PARKING:**

Phase II 2017, Phase I 2024

**ENVIRONMENTAL SITE ASSESSMENT (ESA):**

\$750,967

**TOTAL ANNUAL INCOME:**

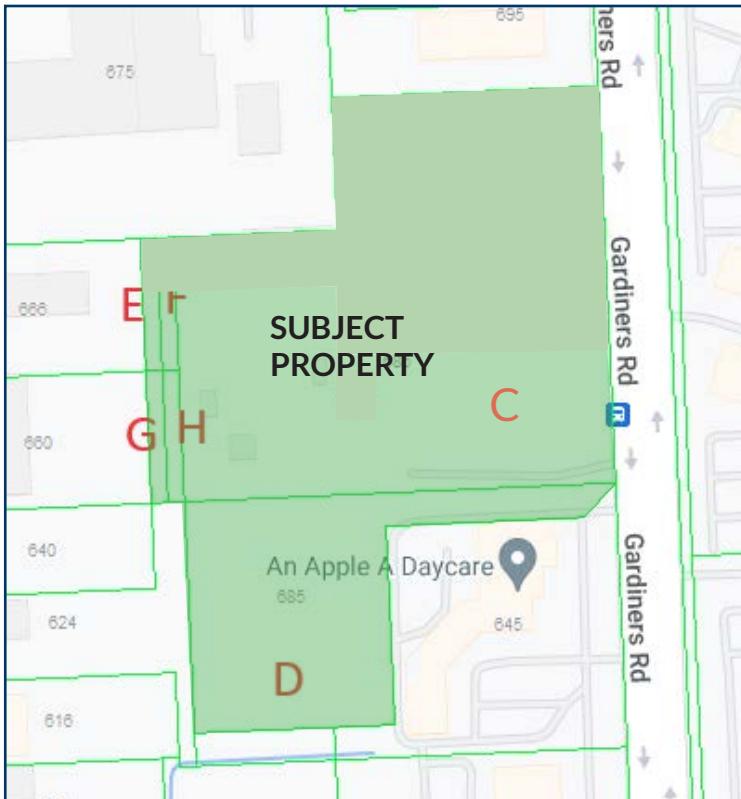
683-685 Gardiners: \$125,453.21 (2024 Final)

**PROPERTY TAXES:**

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)	Cygnet Aviation	3,553	Aug 2027	In Additional Rent
685 Gardiners Rd. (Simulator Room)	Cygnet 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



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# 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

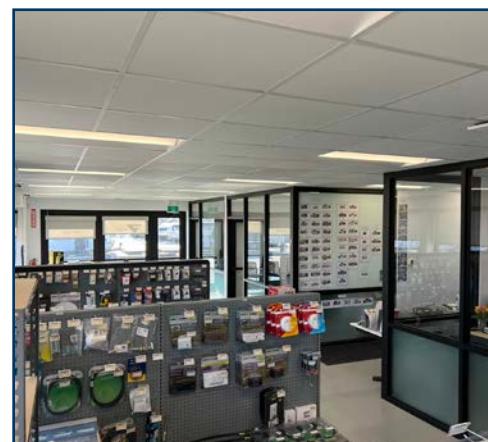
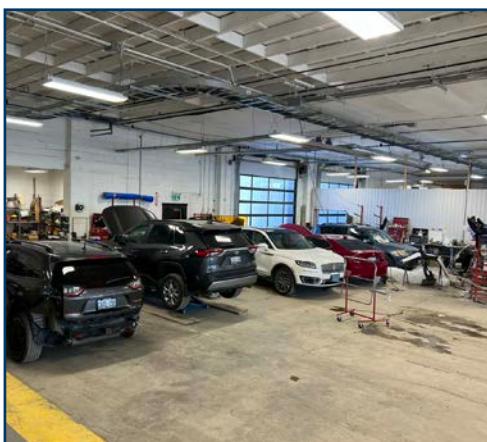
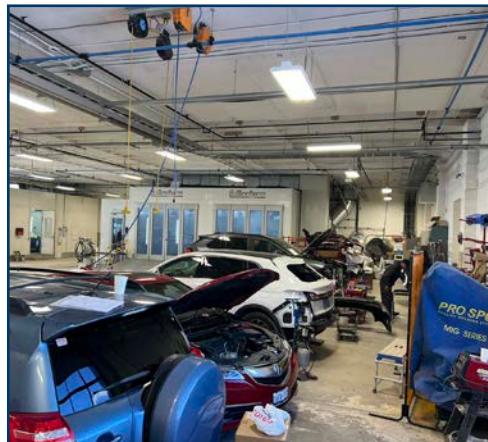
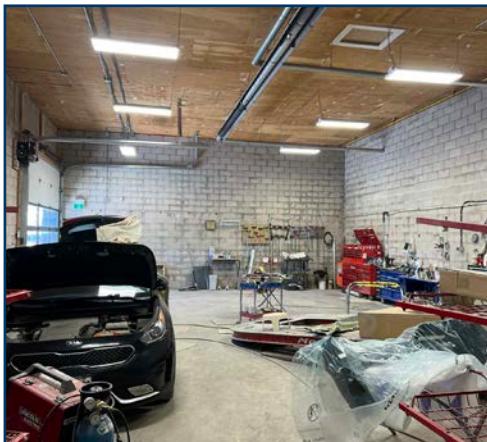
## 691 GARDINERS ROAD

**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



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# UNITS



683 GARDINERS RD.

+/- 12,688 SF



683 GARDINERS RD.

Front Section +/- 4,337 SF

685 GARDINERS RD.

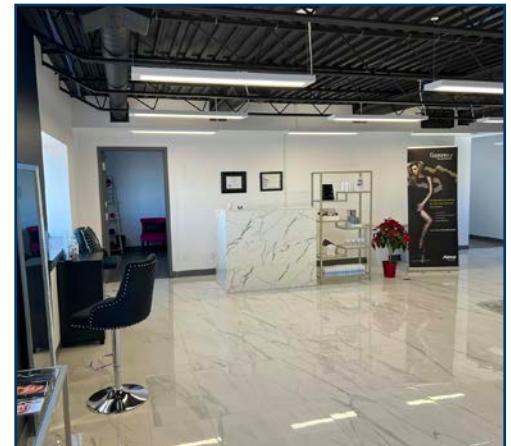
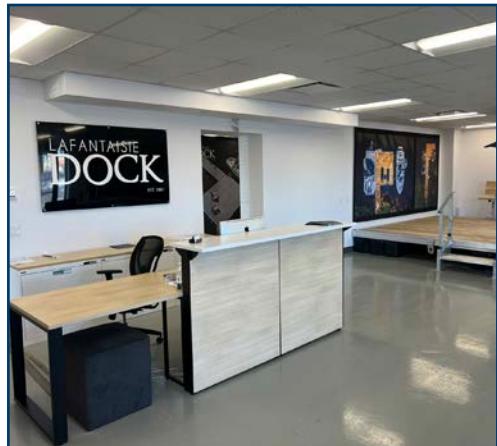
Warehouse +/- 5,000 SF

Suite 101 +/- 1,748 SF



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# 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



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# UNITS

687 GARDINERS RD.  
UNIT 1&2

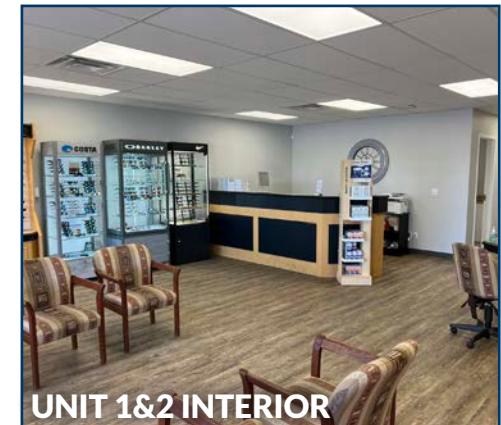
DR. RYAN FITZPATRICK  
OPTOMETRIST  
+/- 1,935 SF



UNIT 1&2 EXTERIOR



UNIT 1&2 INTERIOR



UNIT 1&2 INTERIOR

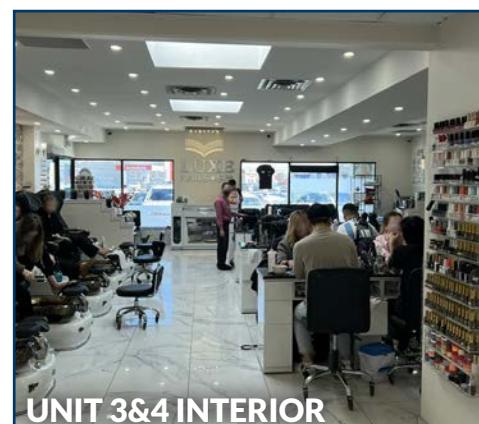
687 GARDINERS RD.  
UNIT 3&4



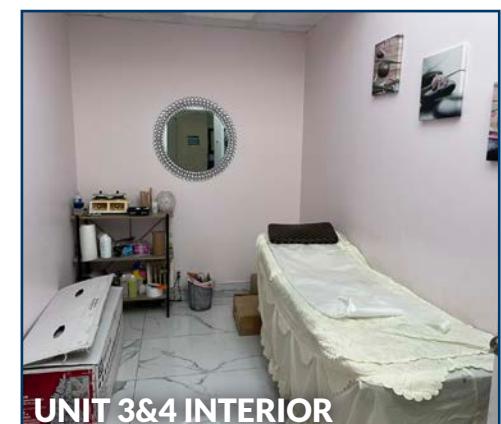
+/- 1,704 SF



UNIT 3&4 EXTERIOR



UNIT 3&4 INTERIOR

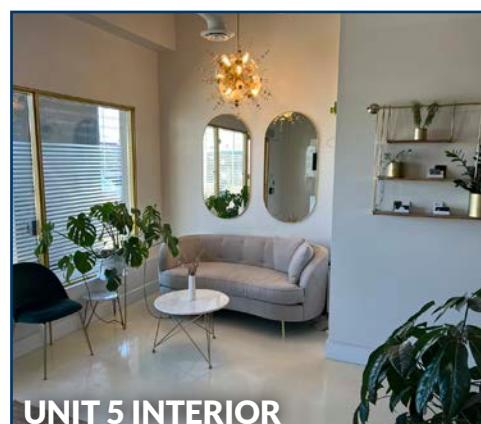


UNIT 3&4 INTERIOR

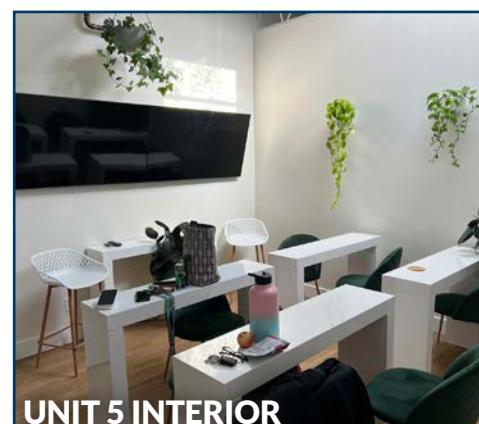
687 GARDINERS RD.  
UNIT 5

**west·suites**  
HEALTH & AESTHETICS

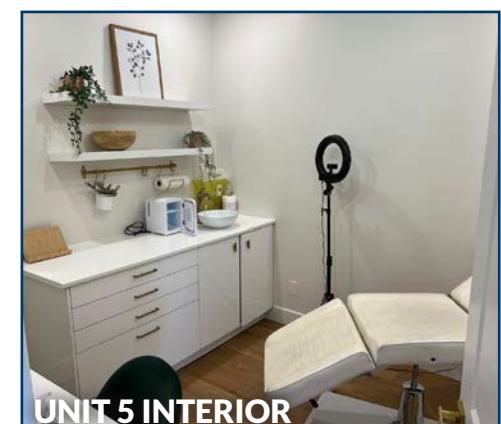
+/- 1,434 SF



UNIT 5 INTERIOR



UNIT 5 INTERIOR



UNIT 5 INTERIOR



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# UNITS

687 GARDINERS RD.  
UNIT 6



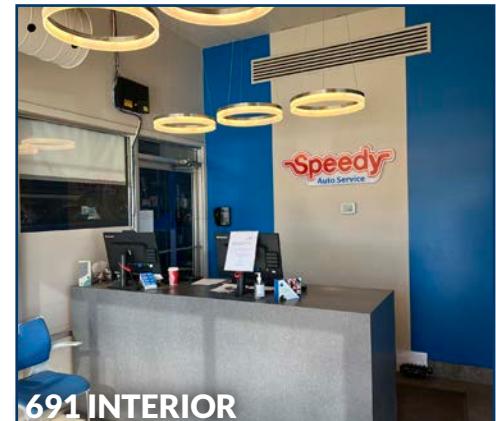
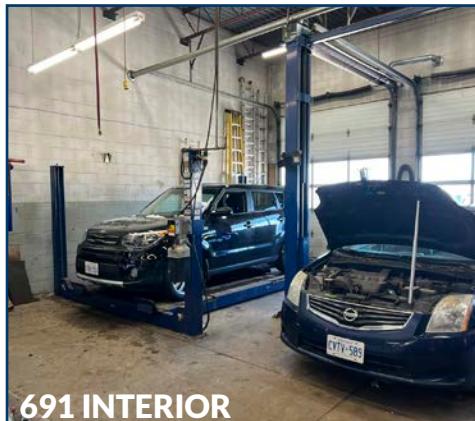
+/- 1,083 SF



691 GARDINERS RD.



+/- 4,879 SF



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# MASSING & ZONING



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

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



## MASSING

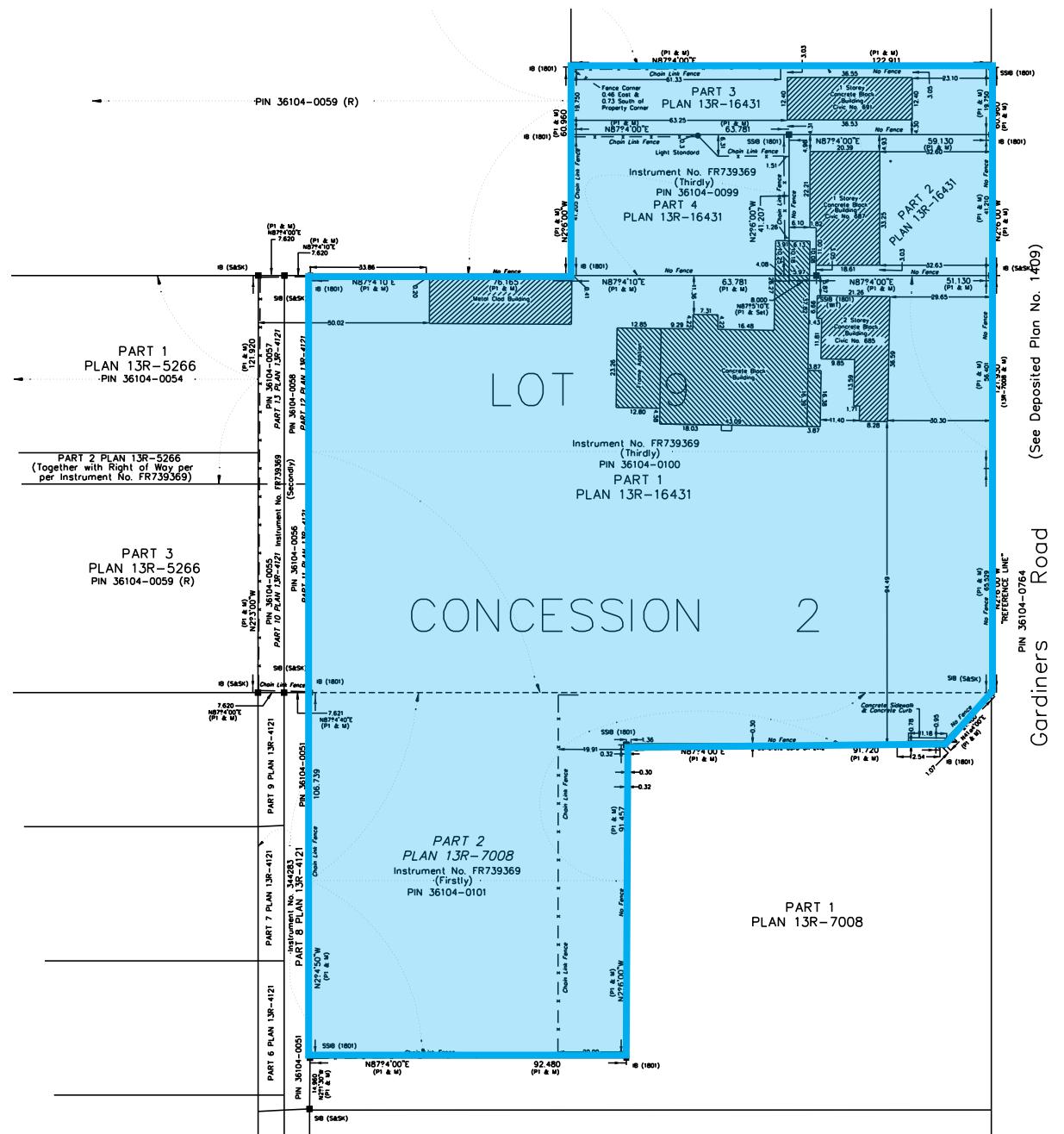
- Concepts show potential massing on the vacant 6.5 acres +/-
- Based on a 26% building lot coverage this could permit up to approximately 1,108,252 square feet, if constructed to 15 storeys

## 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 +/-



## SURVEY





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

**DIRECTLY ACROSS FROM THE RIOCAN CENTRE**   
**667, 683, 685, 687 & 691 GARDINERS ROAD - KINGSTON**



**Michaels**

**URBAN BARN**



**HOMESENSE**



**OshKosh B'gosh**

**Mark's**



CLOTHING FOR MEN



**STRUCTUBE**

**STAPLES**



**STRUCTUBE**

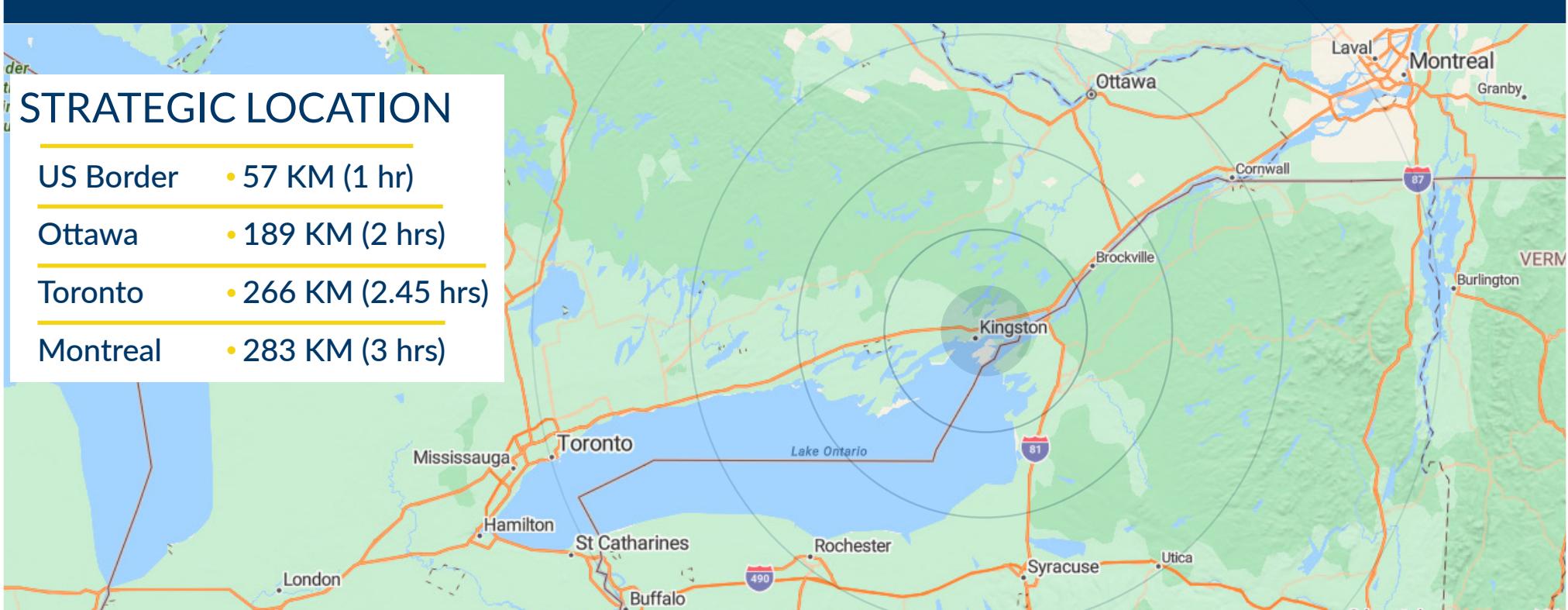


**GARDINERS ROAD**

**Approximate Lot Lines**

## 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**

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