

FOR SALE

Total Area: 8,229 SF
Ground Floor: 5,372 SF
2nd Floor: 2,413 SF



Central Warehouse/Office Opportunity

140 HICKSON AVENUE
Kingston, ON

\$1,563,500

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Royal LePage ProAlliance Realty, Brokerage

613.544.4141

80 Queen Street, Kingston, ON

Independently Owned and Operated



North Shore Commercial Realty Group
Kingston, Brockville & Belleville, ON



Property Overview

Discover an exceptional industrial building in a prime central location, offering a unique opportunity for your business. Spanning 8,429 sq. ft. on a 0.523-acre lot, this property is strategically positioned just off Montreal Street, providing effortless access to major transportation routes and ensuring seamless logistics. The ground floor features a spacious warehouse, complemented by a small office and kitchen area, making it perfect for a variety of industrial uses.



The second floor boasts fully built-out office space, ideal for administrative and managerial operations, ensuring a productive work environment. Additionally, the property includes a secure, fenced-in yard, providing ample outdoor storage and operational space. At the rear of the property, you'll find green space and a walking trail, offering a pleasant environment for breaks and outdoor activities.

The building is well-maintained, ready for immediate use, and currently serves as a facility for food storage and distribution. Please note that property taxes are to be determined, as the current seller is exempt. This is a rare opportunity to acquire a versatile, well-located industrial property tailored to meet your business needs.



[140 Hickson - Virtual Tour](#)



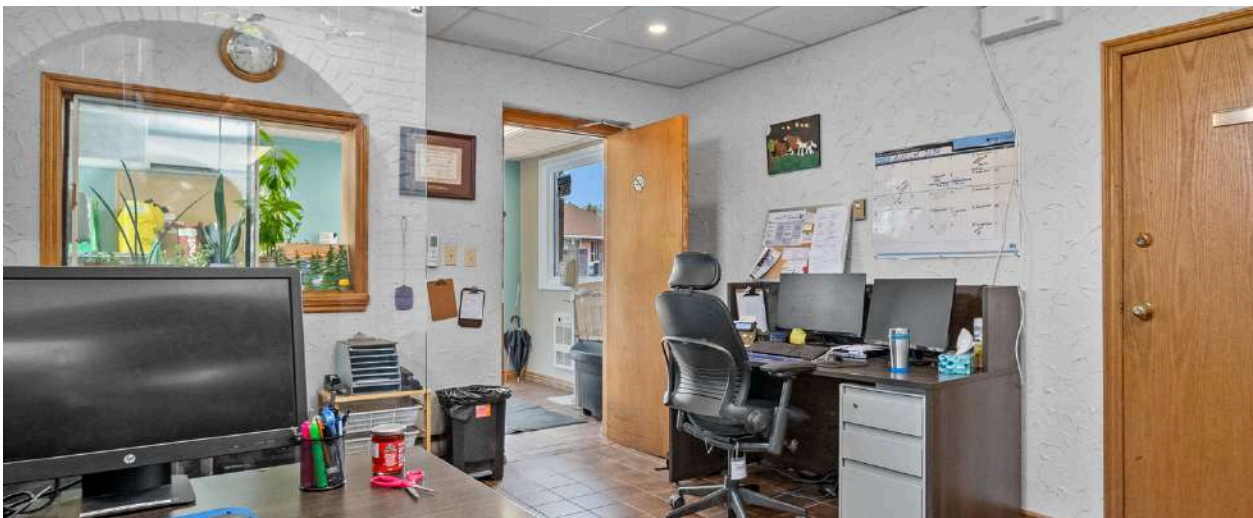
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PROPERTY OVERVIEW

Property Details

Municipal Address:	140 Hickson Avenue
PIN:	3605-60067
Municipality:	Kingston, ON
Total Building Area:	8,229 SF
1st Floor Area:	5,372 SF
Second Floor Area:	2,413 SF
Basement:	None
Zoning:	M3
Official Plan:	General Industrial (GI)
Lot Frontage:	229.23 FT
Cross Street:	Montreal Street
List Price:	\$1,563,500



PROPERTY DETAILS



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1st Floor - Warehouse/Office

Size:

- 4,372 SF

Features:

- Overhead Doors (1 Interior, 1 Exterior)
- 3 Large Warehouse Spaces
- Main Floor Washroom (2- piece)
- Main Floor Kitchen
- Heating & Cooling: Heat pumps (Cooling), Internal Furnace

- 1 Ceiling Height: 12.2 ft, 9.8 ft (underside of radiant heat)
- 2 Ceiling Height: 12.11 ft (underside of deck), 9.5 ft (underside of joists)
- 3 Ceiling Height: 11.3 ft



*Note

Exclusions: commercial sinks, dishwasher and hand sinks



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ROYAL LePAGE®
COMMERCIAL™

1ST FLOOR - WAREHOUSE/OFFICE

1st Floor - Industrial



1ST FLOOR - WAREHOUSE / OFFICE



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2nd Floor - Office

Size:

- 2,413 SF

Features:

- 7 Large Offices
- Large Board Room
- 3 Piece Washroom (shower) & 2 Piece Washroom
- Large Staff & Kitchen Area
- Heating/Cooling: AC (Rooftop Unit), Internal Furnace



2ND FLOOR - OFFICE



2nd Floor - Office



2ND FLOOR - OFFICE

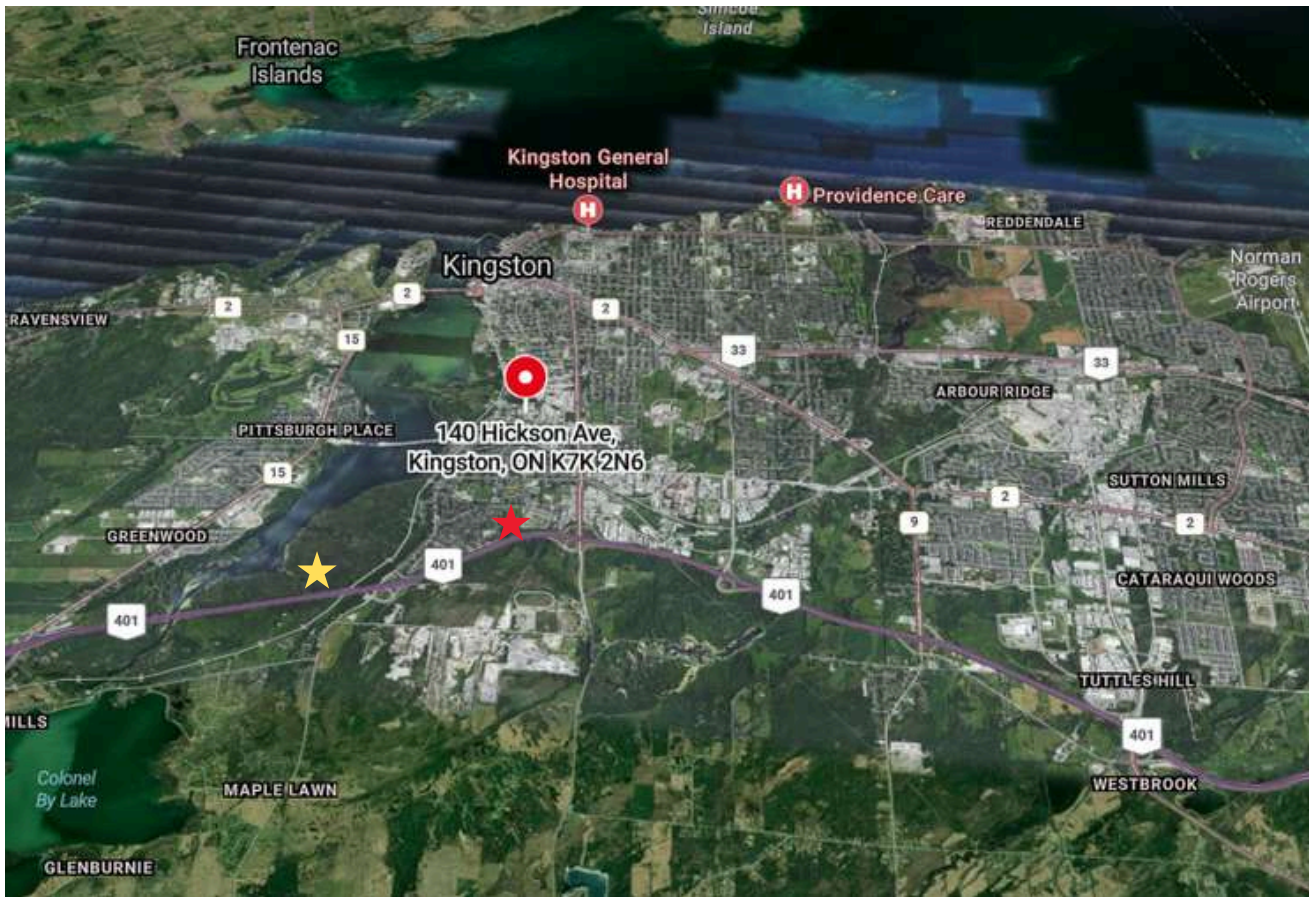


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Location Overview

LOCATION OVERVIEW



- ★ Division Street On-Ramp
- ★ Montreal Street On-Ramp

Situated in a vibrant and well-connected neighborhood, this industrial building benefits from its strategic location and proximity to a range of amenities and services. It is just a 12-minute drive from downtown, providing convenient access to the city's core. For logistics and transportation, the property is only 3 minutes from Waaban Crossing (commonly referred to as the Third Crossing), 4 minutes from the Montreal Street Highway 401 On-Ramp, and 5 minutes from the Division Street Highway 401 On-Ramp, ensuring seamless connectivity for both local and regional travel.

The central location also offers easy access to local dining options, retail establishments, and essential services, ensuring that your team has everything they need within reach. Major transportation routes nearby facilitate convenient travel and distribution, while the surrounding area boasts a mix of commercial and residential properties, contributing to a dynamic and supportive business environment. With its prime location and proximity to key amenities, this property provides not only a functional industrial space but also an advantageous position within a thriving community.



FOR MORE INFORMATION

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