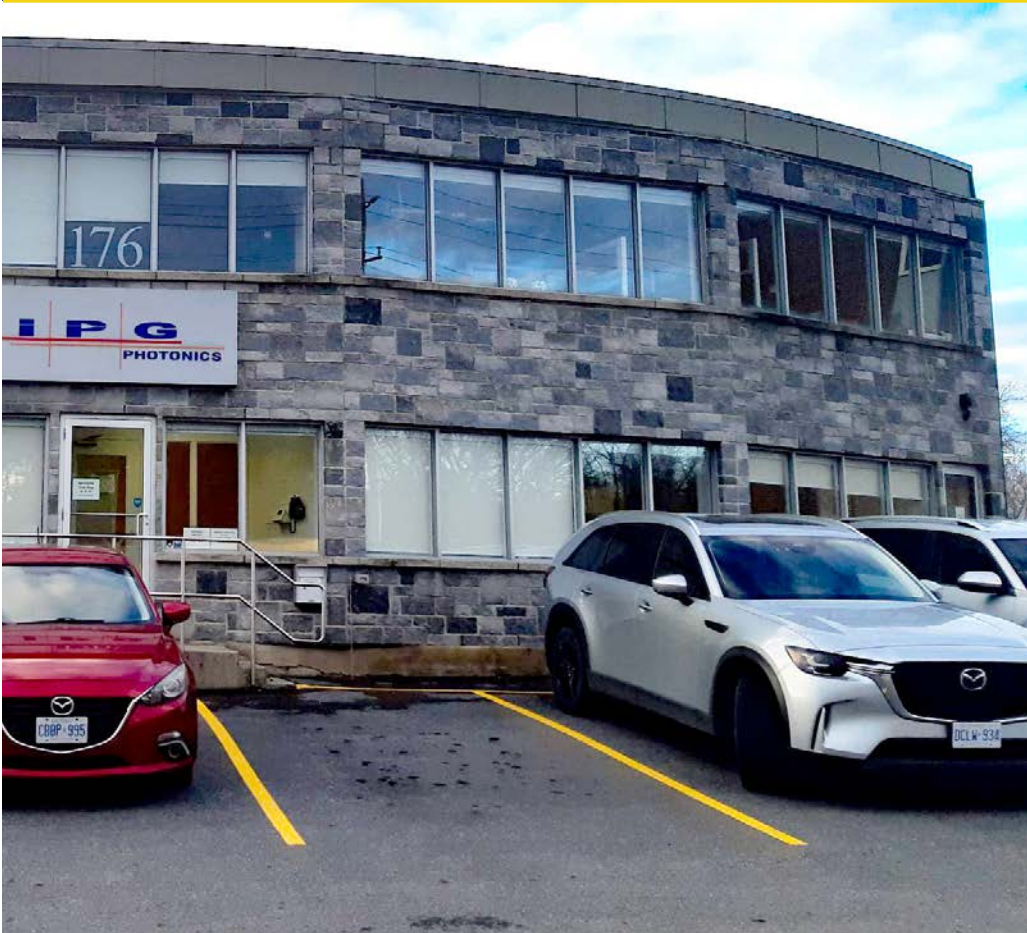


FOR SALE

\$2,499,000

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



MULTI-UNIT INDUSTRIAL AND OFFICE PROPERTY

176-178 RAILWAY STREET - KINGSTON ONTARIO

+/-25,393 SF GLA

James Ward - Broker - (613) 384-1997 ext 25 - jward@rtcr.com - www.rtcr.com

DETAILS

**176-178 RAILWAY STREET,
KINGSTON, ON, K7K 7E6**

\$2,499,000 (\$98.41 per square foot)

- Investment or owner-occupier opportunity
- 25,393 sf GLA on a 1.25 acre site
- All buildings were fully renovated within the last 10 years
- Property is currently fully leased with annual triple net income of \$157,710 but can be fully vacant for December 1, 2025
- Taxes \$49,615.60 (2025)

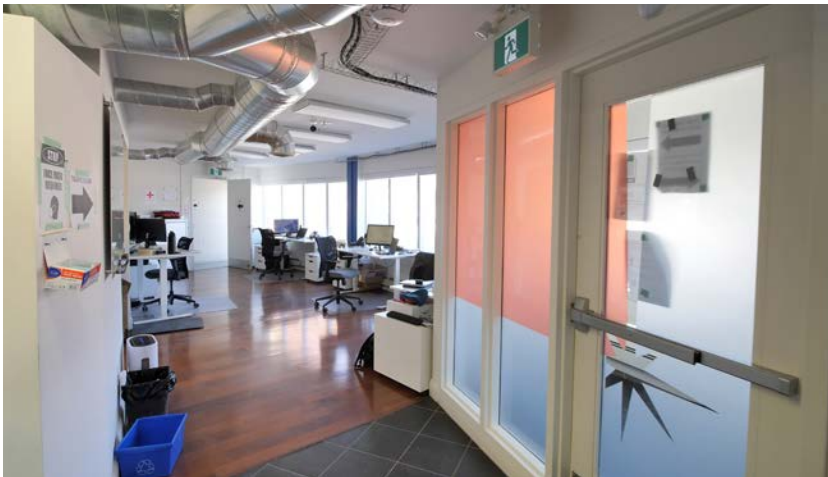
176 RAILWAY STREET

UNIT 1

- Leased until December 1, 2025
- Tenant will be vacating in 2025

UNIT 2

- Leased until October 31, 2025. No right to renew.



UNIT 1 - 10,235 sf over two levels (3,400 sf offices, 6,835 sf R&D/Warehouse)

UNIT 2 - 5,158 sf warehouse/workshop



Gas Forced Air , Climate controlled



UNIT 1 - Three grade-level loading doors (two drive-in 10x10', one 14x10', one double man door 7.5x7.5')

UNIT 2 - Two dock-level loading doors (one 8x8', one 8x10')



Ample parking on site



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.

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& Trainor**

DETAILS

178 RAILWAY STREET (BACK BUILDING)

- Leased until November 30, 2025
- Tenant has vacated and the unit is sub-leased until November 30, 2025. No right to renew.



10,000 sf warehouse



Gas Forced Air, Radiant Tube



Clear Height 16 ft +



One drive-in door (14x15'),
Two dock-level loading doors (8x8' & 8x10')



Ample parking in rear yard, with truck parking available



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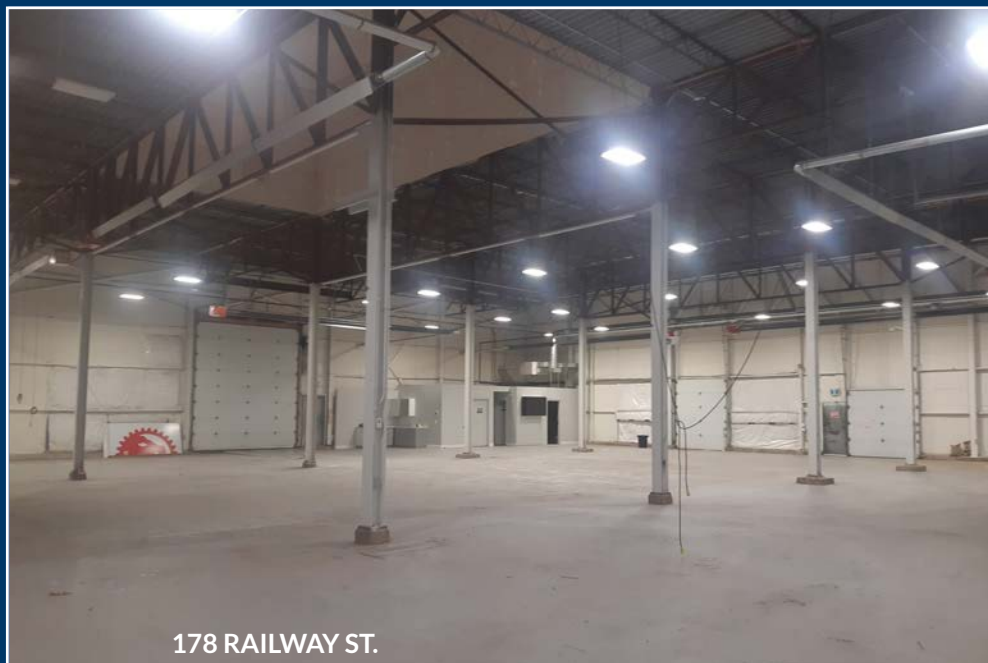
**Rogers
& Trainor**



UNIT 1 - 176 RAILWAY ST.



UNIT 2 - 176 RAILWAY ST.



178 RAILWAY ST.



178 RAILWAY ST.



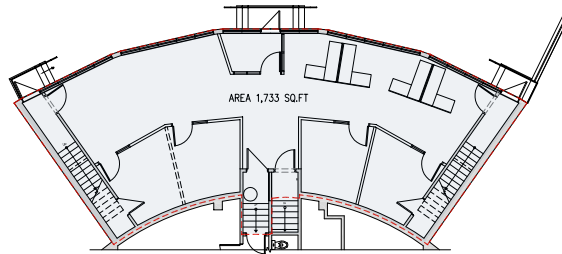
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& Trainor**

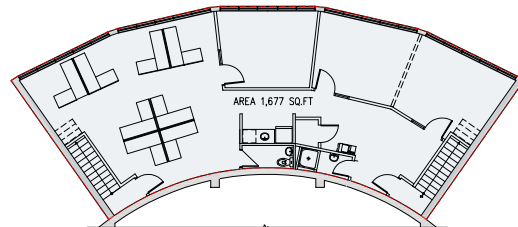
FRONT BUILDING - 176 RAILWAY ST.

UNIT 1

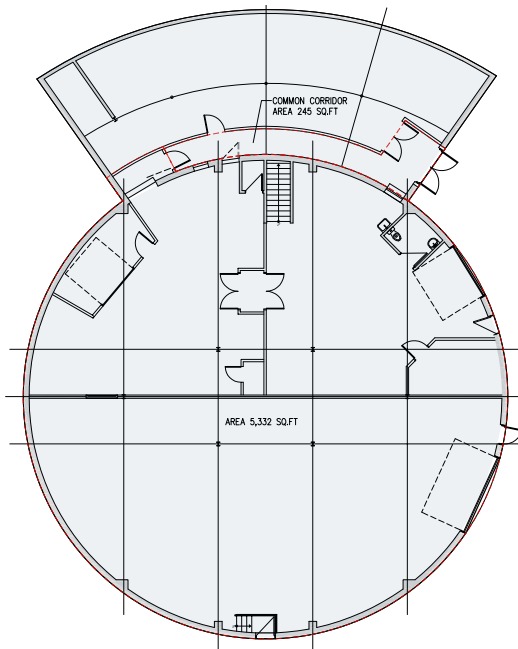
**MAIN FLOOR
OFFICES**
+/-1,735 SF



**SECOND FLOOR
OFFICES**
+/-1,677 SF

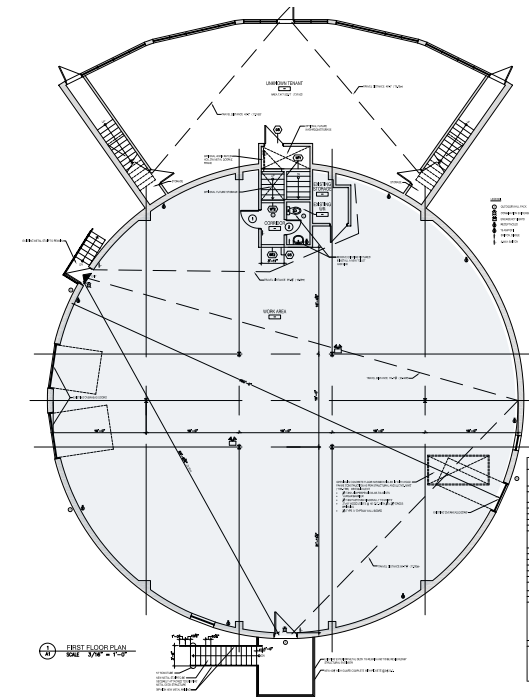


**MAIN FLOOR
WAREHOUSE/R&D**
+/-6,823 SF



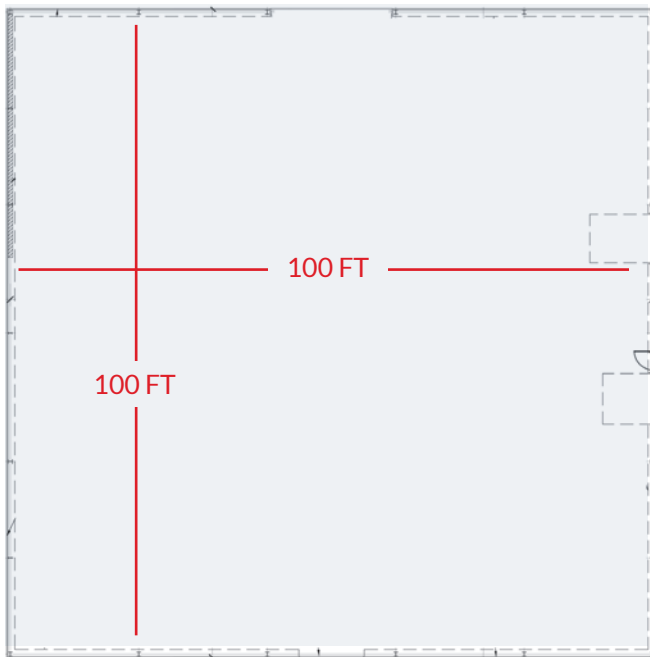
UNIT 2

WAREHOUSE/WORKSHOP
+/-5,158 SF



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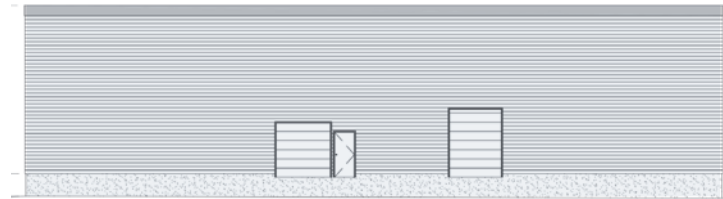
**Rogers
& Trainor**



BACK BUILDING - 178 RAILWAY ST.

WAREHOUSE/INDUSTRIAL

+/- 10,000 SF



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**Rogers
& Trainor**



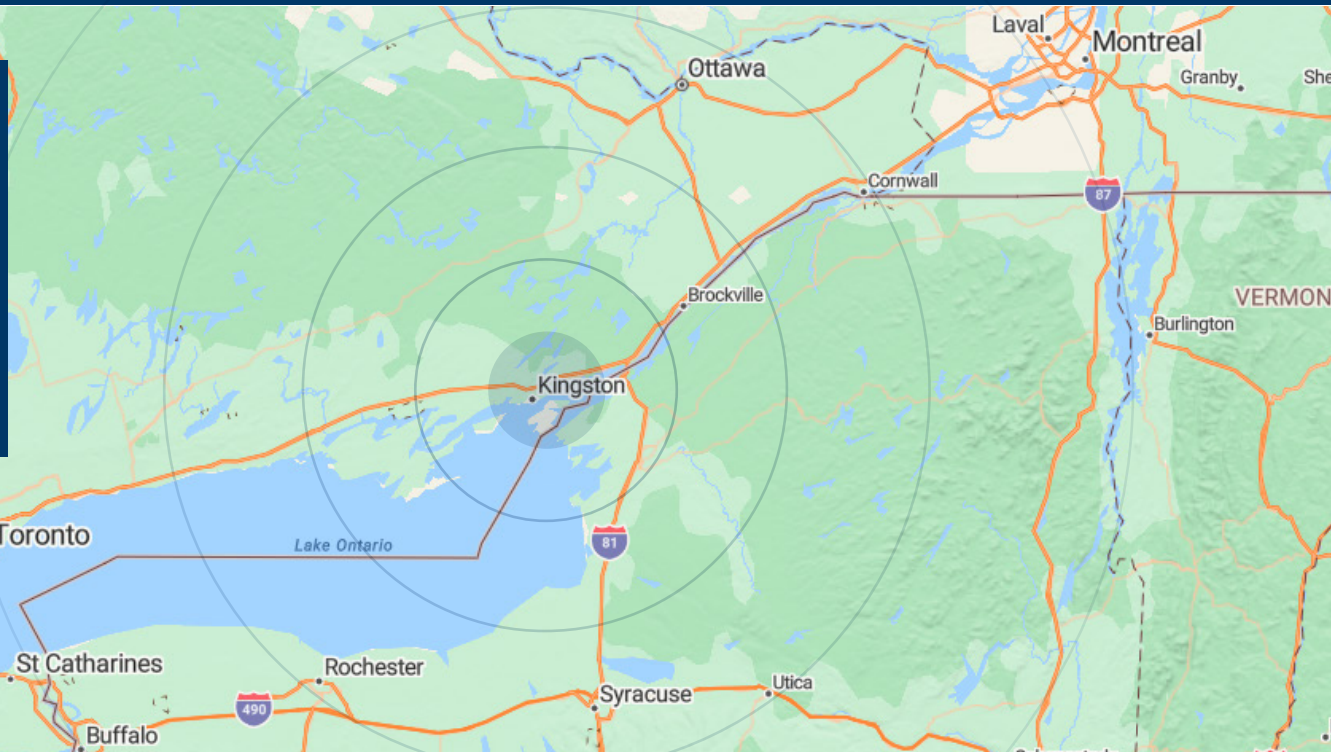
The property is located in the Central Industrial Area of Kingston, approximately 2 km from the City Centre and 2 km from Highway 401.

Other occupiers in the immediate vicinity include Amazon, Benson Autoparts, World of Rentals, Weston Bakeries and City of Kingston Public Works. Kingston Police Headquarters is 250 meters to the north on Division Street.



PROXIMITY

| | |
|-----------|---------------------|
| 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**