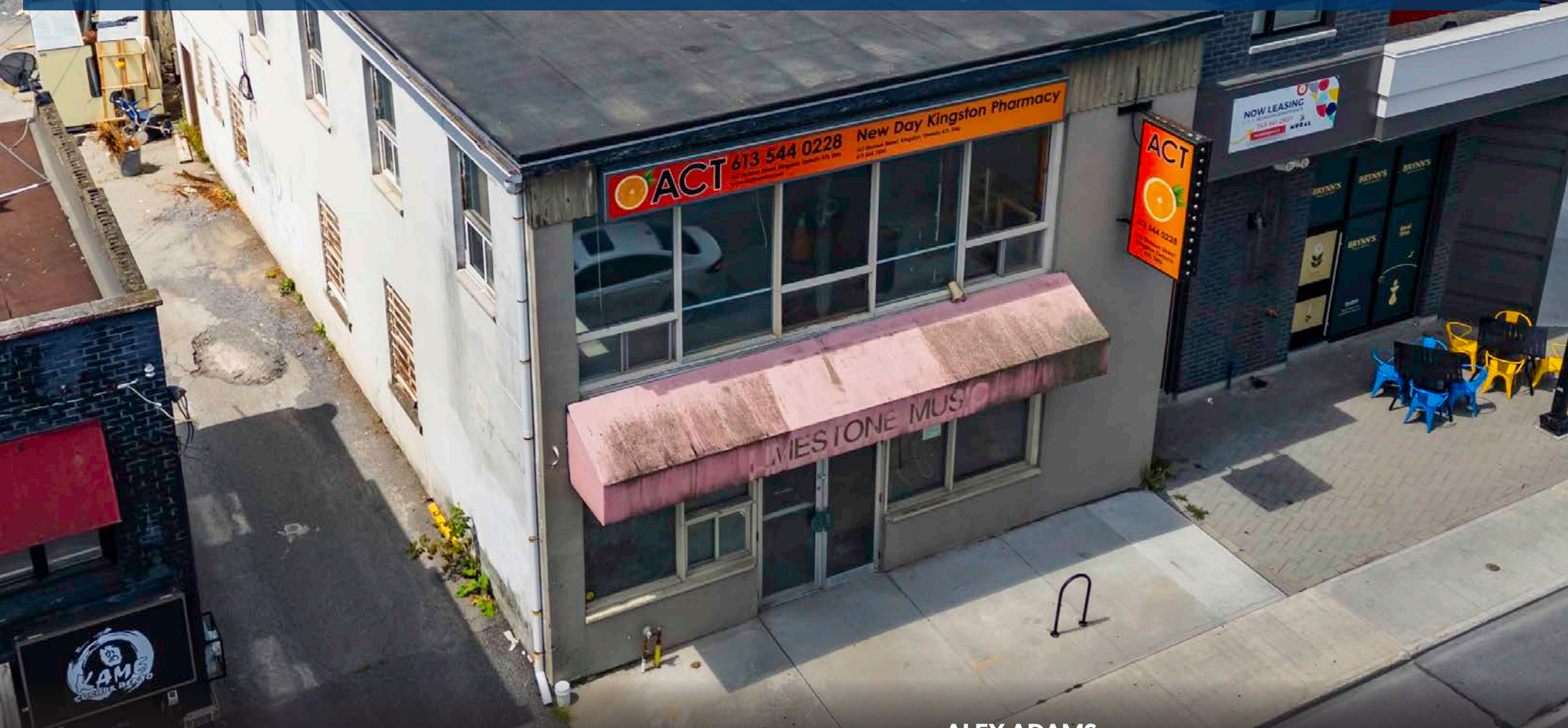


162 DIVISION STREET

DEVELOPMENT OPPORTUNITY IN DOWNTOWN KINGSTON

FOR SALE



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

\$1,349,000

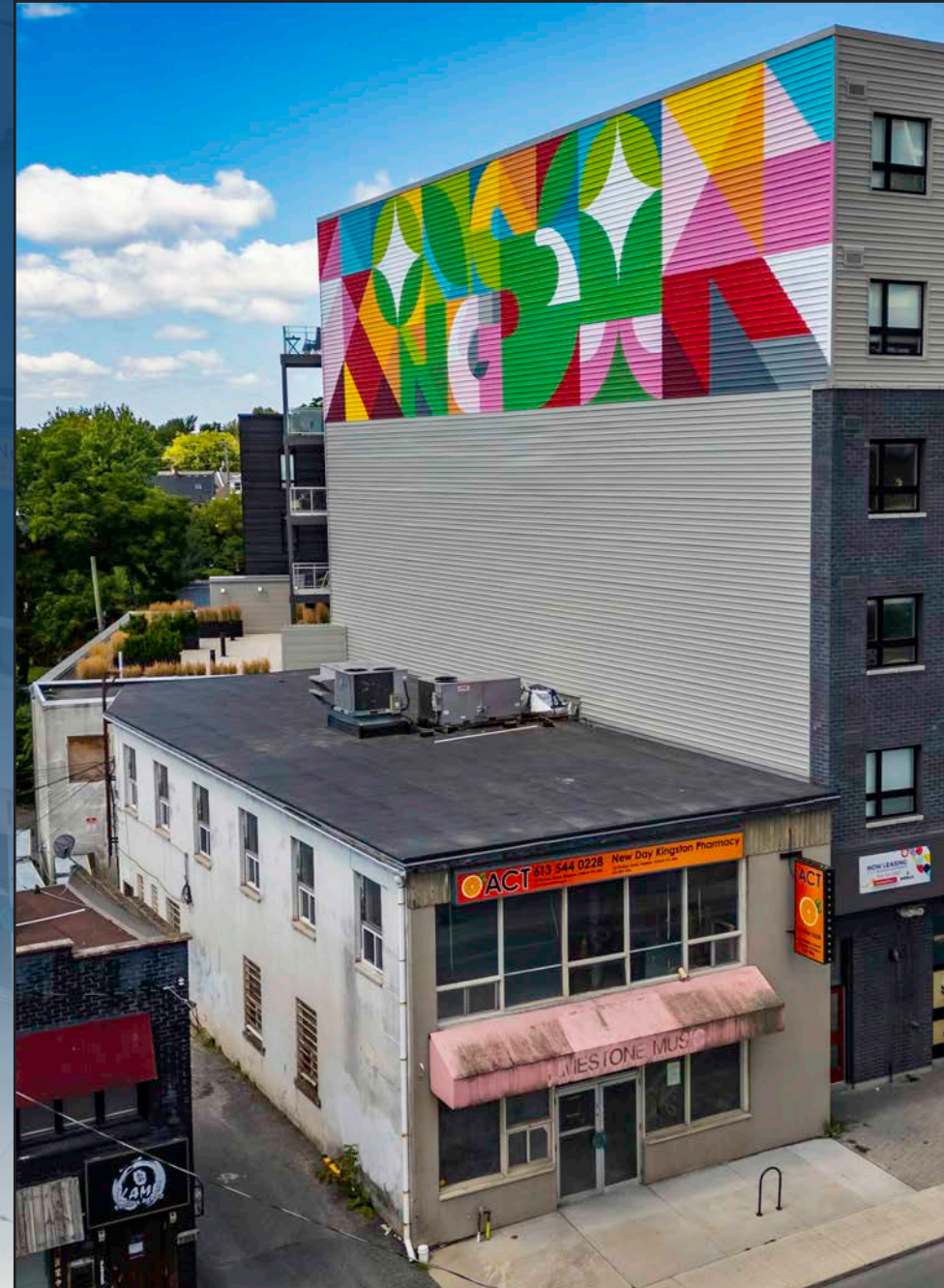
ALEX ADAMS
Sales Representative
aadams@rtcr.com
613-531-2539

20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1
613-384-1997 Ext. 15

162 DIVISION STREET

SITE DETAILS

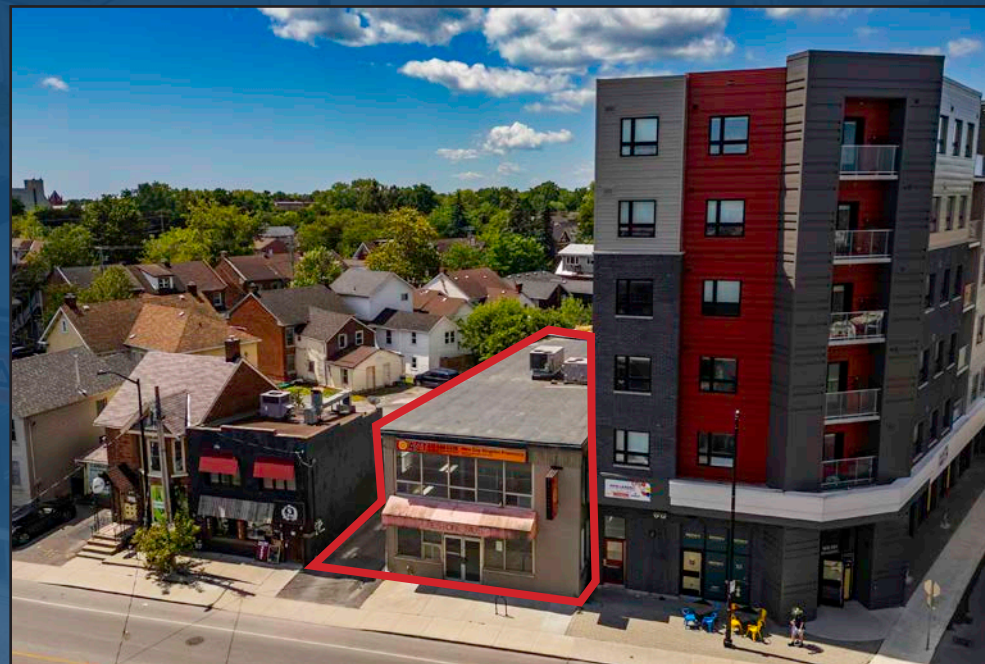
MUNICIPAL ADDRESS:	162 Division Street, Kingston, ON, K7L 3M6
ASKING PRICE:	\$1,349,000
PROPERTY TYPE:	Two storey commercial building. Development opportunity with concept plans to construct a third storey to create a mixed use building containing a commercial unit and 8 residential apartments. Additional storeys/development options may also be feasible.
BUILDING SIZE:	Total Above Grade = 4,800 SF Total Below Grade = 2,400 SF
LOT SIZE:	7,707 SF (0.177 acres)
HEATING:	Rooftop HVAC
ZONING:	Commercial CA
TAXES:	\$29,056.70 (2025)
LEGAL DESCRIPTION:	PT LTS 6-11, PL C15, PTS 5,6 & 7, 13R17861; S/T ROW In Favour Of The Owners Of PTS 1,2 & 9, 13R17861 Over PT 5, 13R17861 As In FC1967; S/T ROW In Favour Of The Owners Of PTS 4 & 8, 13R17861 Over PT 5, 13R17861 As In FC2144; Kingston; County Of Frontenac
PIN:	360360310
ARN:	101102014006800

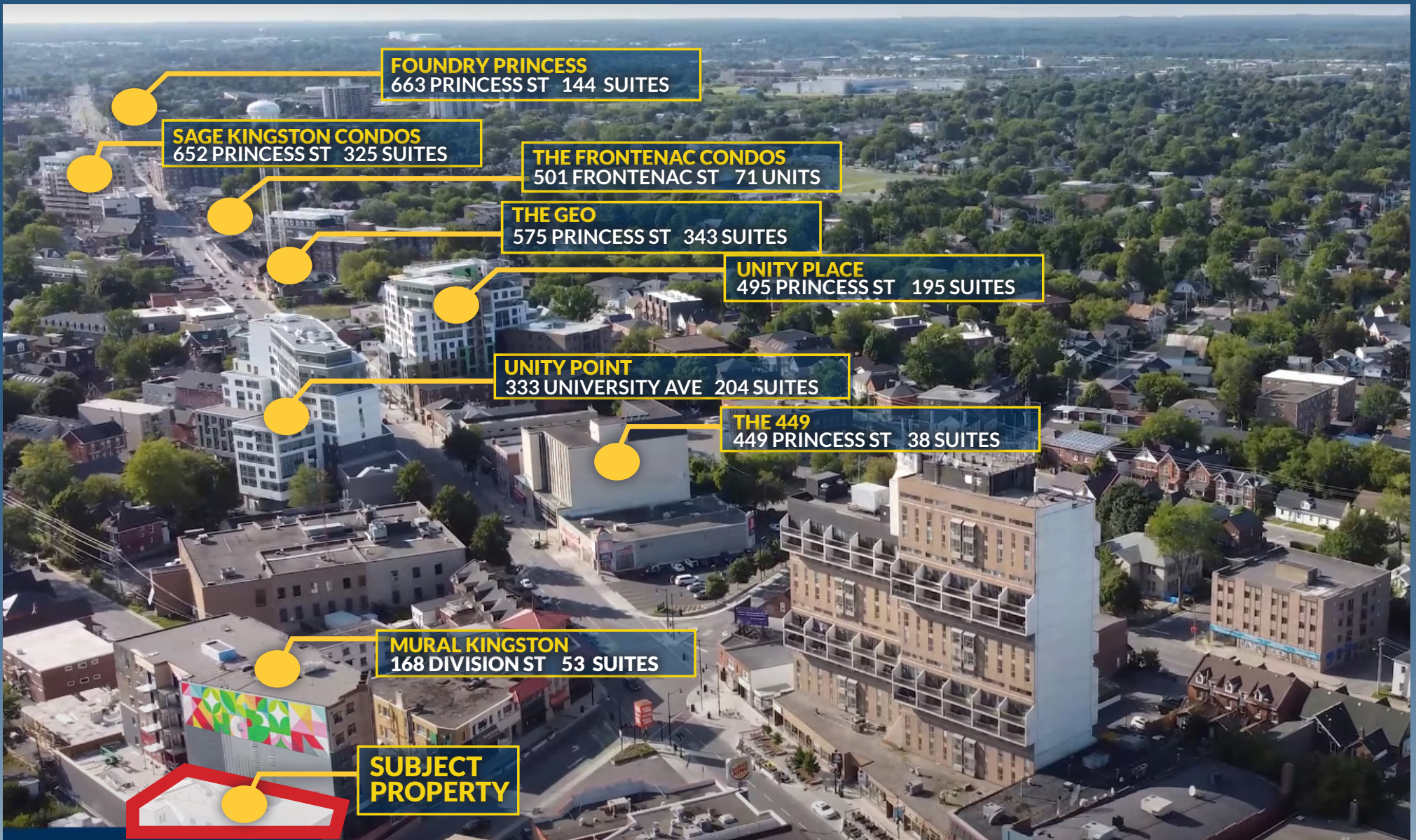


162 DIVISION STREET



162 DIVISION STREET





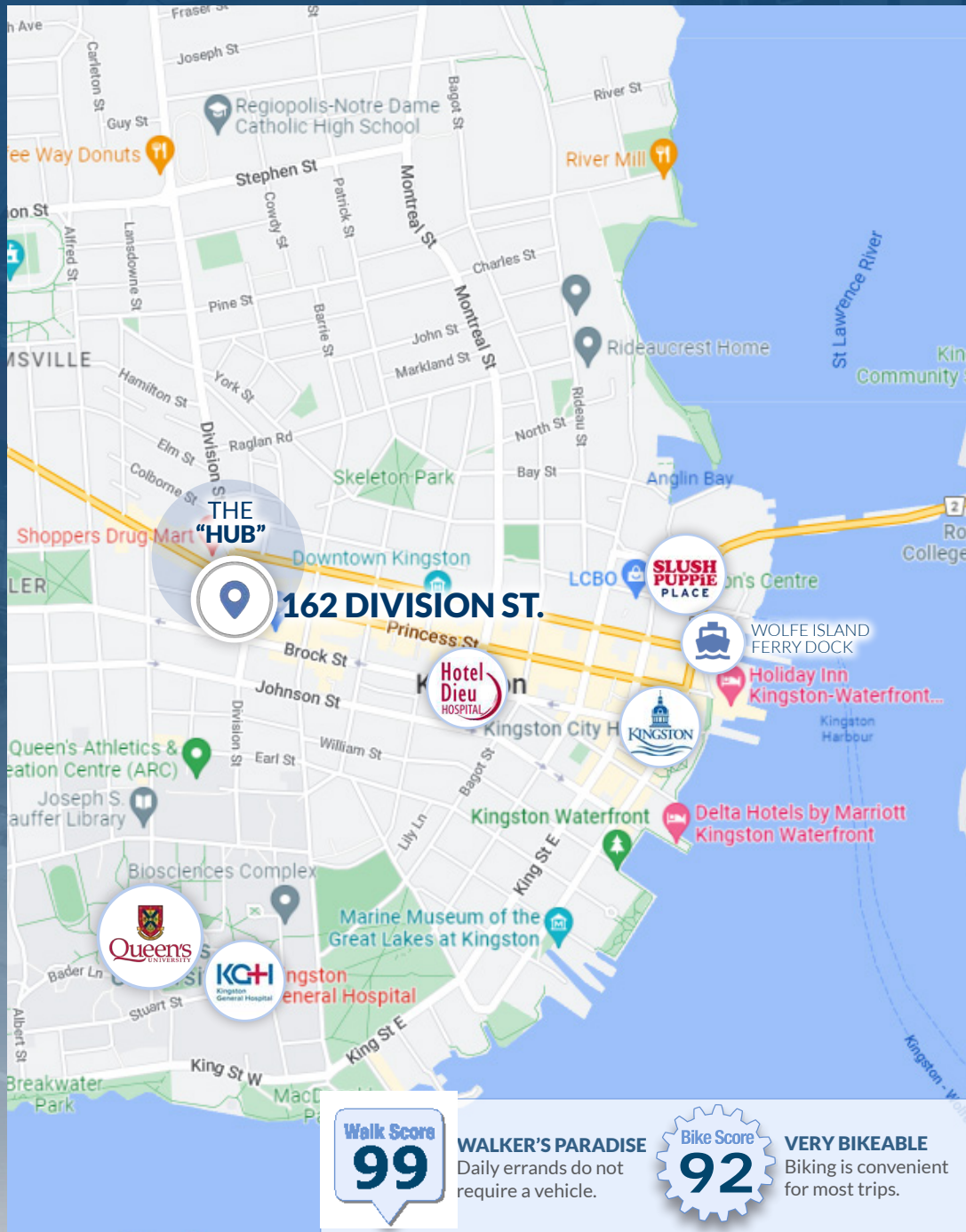
THE CHANGING FACE OF WILLIAMSVILLE:

The subject property is located on the northern end of the Williamsville neighbourhood, where a large number of Multi Residential and Condominium developments are in various stages of completion; under construction; or pending final approval. The neighbourhood continues to see and anticipate significant new developments in the near future. In addition, the surrounding residential neighbourhoods have seen some

newer in-fill housing and many area houses have been updated and/or expanded.

Recently, the Williamsville Main Street Reconstruction Project has commenced which include upgrades and improvements to the roads, curbs and sidewalks with the inclusion of new bike lanes. The sanitary and storm sewers are also being upgraded.

162 DIVISION STREET



NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Meet Cuisine
- Copper Penny
- Minos
- The Grizzly Grill
- Geneva Crepe Bistro
- The Works

GROCERY

- Metro
- The Grocery Basket
- Food Basics

FITNESS & RECREATION

- Goodlife Fitness
- Artillery Park Fitness & Aquatic Centre
- Confederation Basin Marina
- Queen Street CrossFit
- Kingston's City Park
- Victoria Park

SCHOOLS

- Queen's University
- Central Public School
- Sydenham Public School