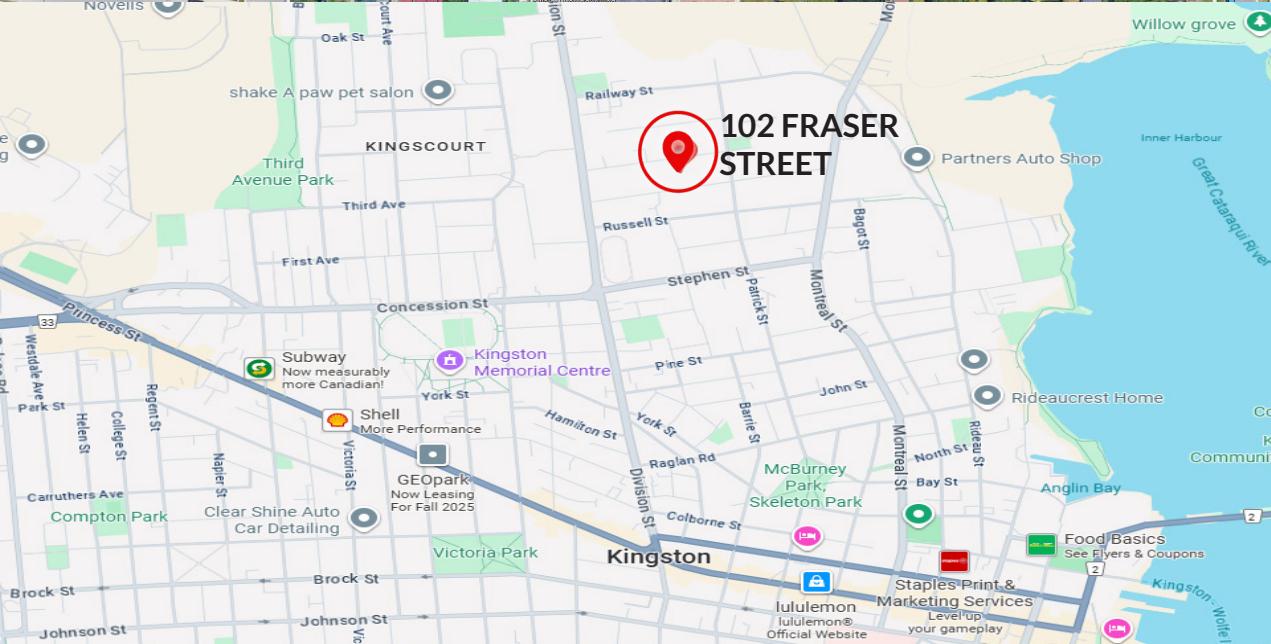


FOR SALE

\$3,800,000

102 FRASER STREET KINGSTON

URBAN INFILL - REDEVELOPMENT OPPORTUNITY



PROPERTY DETAILS

PRICE:	\$3,800,000
PROPERTY TAXES:	\$31,264.62 (2025)
SITE DIMENSIONS:	Frontage 638.91 FT+/- Depth 294.16 FT+/-
SITE AREA:	4.332 AC+/- 188,701.93 SQ. FT+/-
OP DESIGNATION:	Residential
CURRENT ZONING:	URM11 (Urban Multi-Residental)

LOCATION

- Rare and unique urban infill redevelopment opportunity
- Large urban site situated within a well-established residential neighbourhood, minutes from Kingston's Historic Downtown.
- The property combines scale, location, and redevelopment flexibility, making it an ideal candidate for a range of residential intensification concepts.

**Rogers
& Trainor**
Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

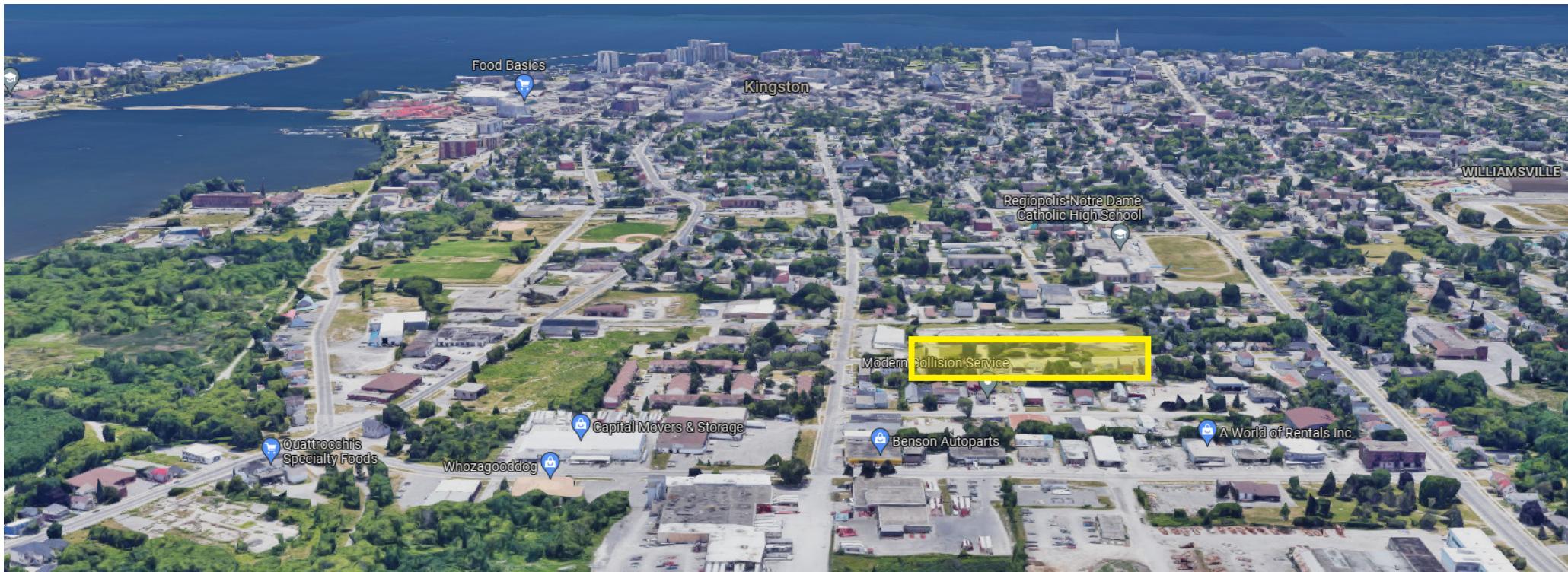
KOSTAS DOULAS
Broker of Record

✉ kdoulas@rtcr.com
☎ 613-384-1997 ext. 17

📍 20 Gore Street,
Suite 102
Kingston, Ontario
K7L 2L1

All information provided is deemed reliable but is not guaranteed and should be independently verified.

102 FRASER STREET - PROPERTY DETAILS



- Situated half a block East of Division St. fronting on both Fraser St. and Joseph St. abutting northern boundary of Inner Harbour Neighbourhood
- Official Plan designation encourages residential redevelopment and intensification of the site. Supports a range of higher-density residential forms, including single-detached, semi-detached, stacked townhomes, and mid-rise multi-residential development.

PROPERTY TYPE:

Single Story Industrial Building

BUILDING AGE:

Built in 1957 with an addition in 1979

ZONING:

URM11 (Urban Multi-Residential)

LEGAL DESCRIPTION:

PF LT 175-184 PL C22 KINGSTON AS
IN FR579512; KINGSTON; THE COUN-
TY OF FRONTENAC

PIN:

360550074

SITE DIMENSIONS:

Frontage	638.91 FT+/-
Depth	294.16 FT+/-

SITE AREA:

4.332 AC+/-
188,701.93 SQ. FT+/-

BUILDING SIZE:

Approximately 31,000 SQ. FT +/-

CONSTRUCTION:

Concrete block masonry with open
web steel joist with wood plank decking
Concrete

FOUNDATION:

Brick/Concrete Block

EXTERIOR:

Built Up asphalt and EPDM

ROOF:

Slab on Grade

FLOOR PLATE:

1,200 Ampere, 600 Volt, 3 Phase service

ELECTRICAL:

Natural gas fired suspended unit heaters/
radiant tub heaters and electric base
boards heaters

HEATING:

Asphalt surface parking

PARKING:

102 FRASER STREET - RESIDENTIAL REDEVELOPMENT CONCEPTUAL PLAN



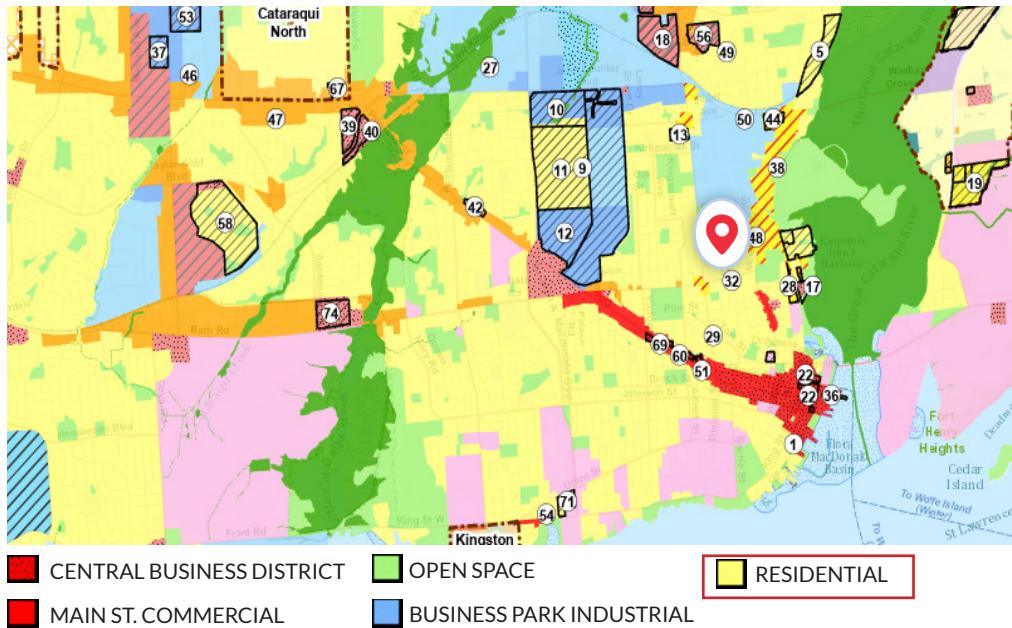
INVESTMENT APPEAL

- One of Kingston's largest centrally located redevelopment sites. Above concept shows 40 individual lots (approx. 30ft frontage with allowance for parkland)
- Surrounded by established residential neighbourhoods with strong demand.
- Growth Node: Official Plan designation encourages residential redevelopment and intensification of the site. Well-suited for large-scale residential intensification in an established neighbourhood setting. Zoning allows for density mix and creative design concepts.
- Excellent connectivity to employment nodes, Queen's University, and Downtown amenities



102 FRASER STREET

OFFICIAL PLAN LAND USE MAP (RES)



PRINCIPLES OF GROWTH

The City is projected to grow to 148,050 people, for an increase of 18,180 persons by 2036 based on the medium growth scenario forecast. This Plan anticipates approximately 9,210 new jobs by 2036. The City's goal is to strengthen its economy through robust job creation that is beyond that of the medium growth forecast.

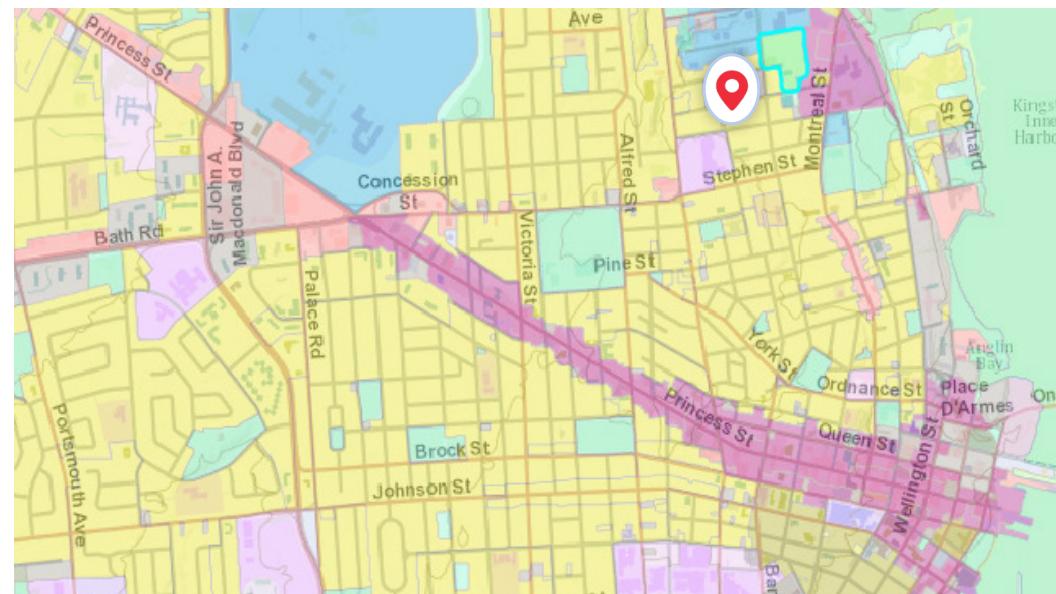
The City's Population and Growth Model shows the number of households in Kingston is expected to increase faster than the rate of population growth, because the average number of people in each residential unit is declining. Average household size is expected to decline from 2.4 in 2011 to 2.3 in 2036.

With this smaller household size, more housing units will be needed just to accommodate the current level of population. In total, approximately 9,130 new housing units will be needed in the City by 2036. While household sizes may be declining, the City of Kingston and Kingston CMA Population, Housing and Employment Projections (2013) anticipate a decline in population beyond 2031. This decline has the potential to limit the demand for growth and development in the community over the long term. Taking this into account, development must be managed in a way that does not contribute to unnecessary outward growth and the extension or upgrading of services that may, over time, become underutilized.

KINGSTON ZONING BY-LAW NUMBER 2022-62

Urban Multi-Residential Zone 11 (URM11)

USE	URM11
RESIDENTIAL Apartment building	•
Dwelling unit in a mixed use building	• ¹
House	•
Stacked townhouse	•
Townhouse	•
NON-RESIDENTIAL Community center	•
Day care center	•
Elementary school	•
Library	•
Museum	•
Place of worship	•
Secondary school	• ²



102 FRASER STREET

NEIGHBOURHOOD

The Property is located just North of downtown Kingston in the northern boundary of the Inner Harbour neighbourhood and East of the Kingscourt neighbourhood. There are two high schools (including the new \$42M Kingston Secondary School) situated only blocks away and a short two minute walk to public transit. 102 Fraser St. is positioned just six minutes North of Queens University and South of Kings Crossing, which acts as a major retail center. In addition, there are plenty of parks to enjoy including Tugwood Park, Megafin Ball Park, and Ronald Lavallee Memorial Kiwanis Park.



VERY WALKABLE
Most errands can be accomplished on foot



GOOD TRANSIT
Many nearby public transportation options.



VERY BIKEABLE
Biking is convenient for most trips.

NEIGHBOURHOOD HIGHLIGHTS

AMENITIES

- Subway
- Coffee Way Donuts
- Pizza by Adonis
- Fraser St. Parkette
- Circle K
- Royal Canadian Legion
- Kingston Veterinary Clinic
- Hey Darlin' Diner
- The Elm Cafe
- Memorial Centre & Farmer's Market

SCHOOLS

- Queen's University
- Regiopolis-Notre Dame Catholic High School
- Kingston Secondary School and Module Vanier
- Molly Brant Elementary School

SERVICES

- Benson Autoparts
- Fisher Auto Parts & Equipment
- MGK Marine & Powersports
- Cosme Auto Service

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

Ranked #1 Top Cities in Canada to be a Woman Canadian Centre for Policy Alternatives, Manitoba Office, 2019

Ranked #1 Best Small City FDI Strategy FDI Communities of the Future, 2018

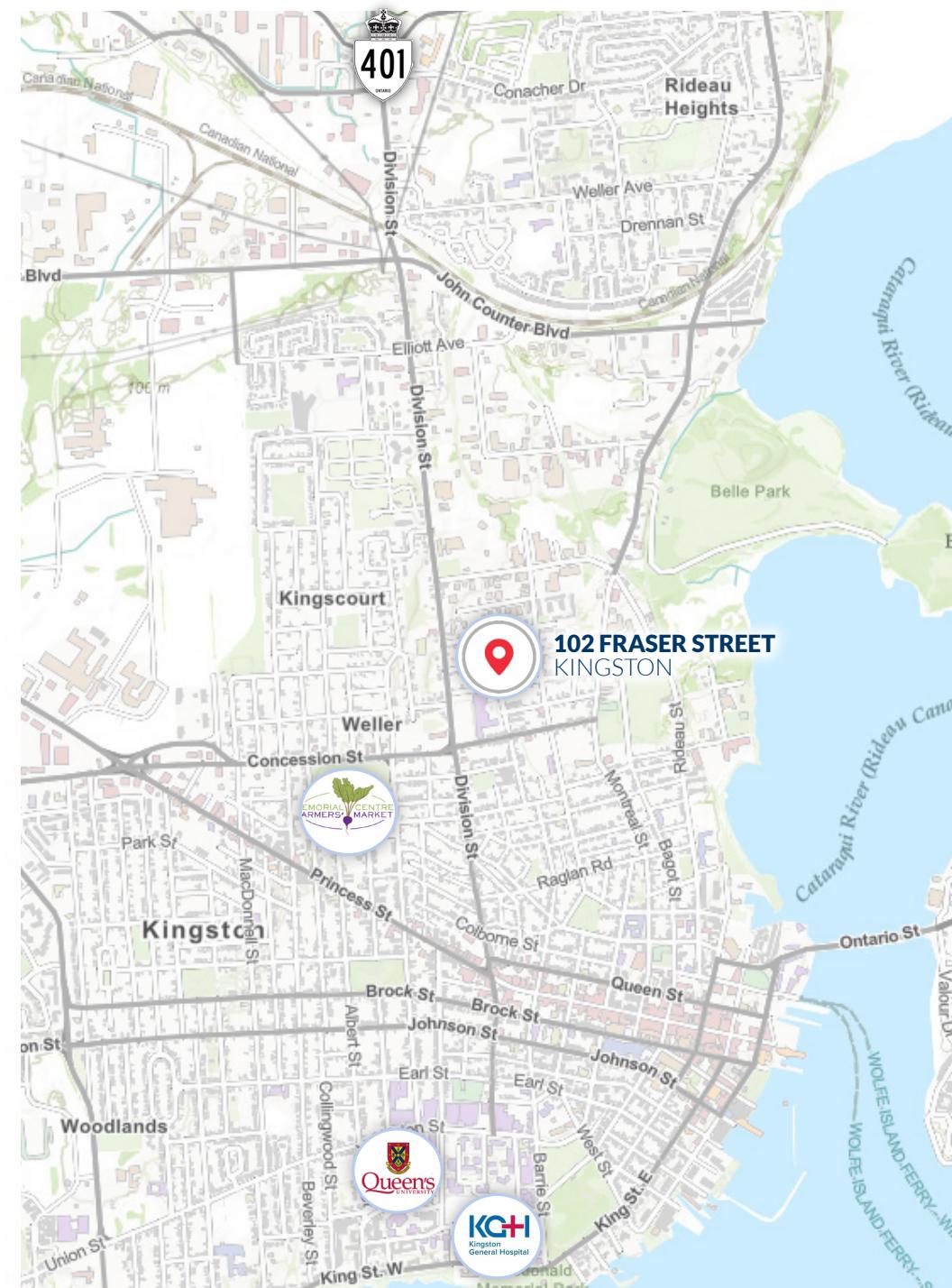
Ranked #1 Fastest Growth in Transit Ridership Statistics Canada, 2017

Ranked #4 Top City in Ontario for Millennials Point2 Homes real estate portal, 2018

Ranked #5 Top City to Buy Real Estate in Canada MoneySense Magazine, 2020

Ranked #6 Small City for Human Capital and Lifestyle FDI Communities of the Future, 2018

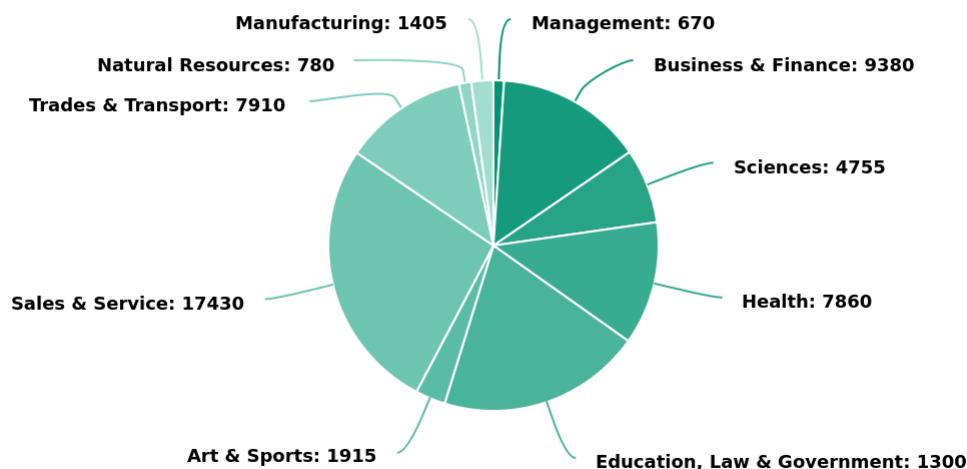
Ranked #14 Best Community in Canada Maclean's Magazine, 2019



KINGSTON STATISTICS

DEMOGRAPHICS

Labour Force by Occupation



Kingston Population:
Population increase:

132,485 (2021 census)
7.1% from 2016-2021



Owned Households
Rented Households
Median Household income:

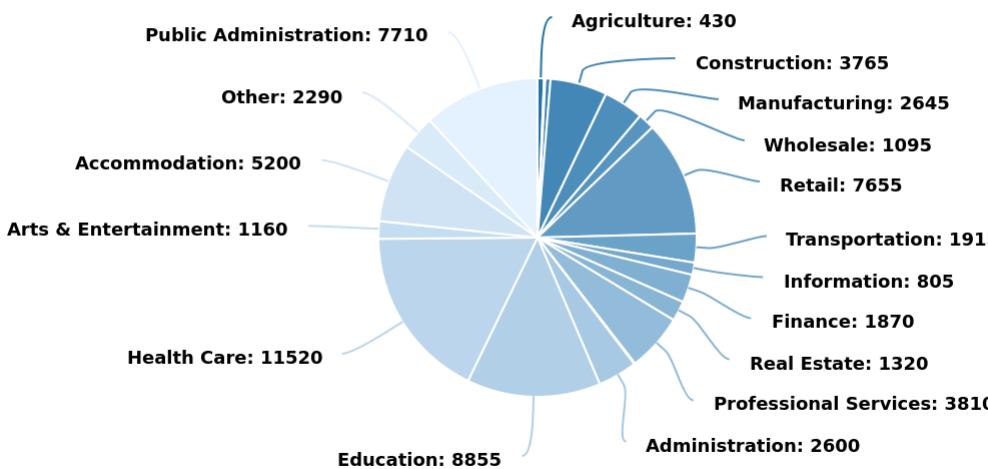
32,295
25,540
\$79,000 (2021)



Population density:
Vacancy rate:
Average 2-bedroom apartment rent:

89.9/square km (2021)
0.8% (2023)
\$1,609 (2023)

Labour Force by Industry



KINGSTON RANKINGS

#1 Best Student City in Canada (Hello Safe, March 2023)

#3 Best Small City in Canada (Resonance Consultancy, 2022)

#1 Best City in Canada to be a woman
(Canadian Centre for Policy Alternatives, 2019)

#1 Fastest Growth in Transit Ridership (Stats Canada, 2017)

#5 Top City to Buy Real Estate in Canada (MoneySense Mag., 2020)

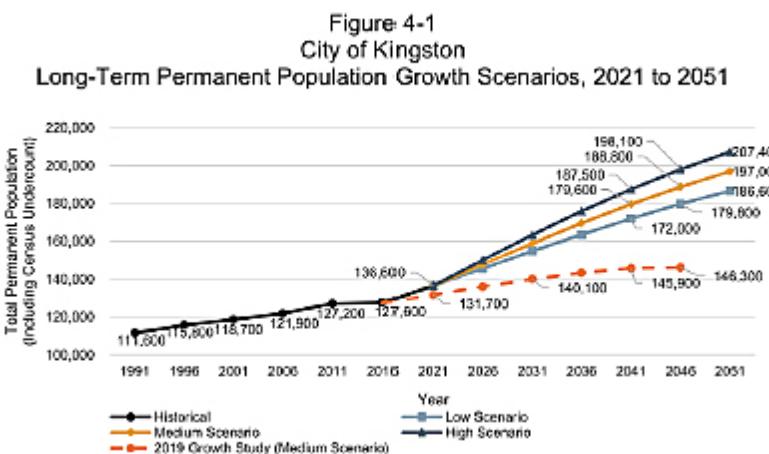


KINGSTON POPULATION & DEMOGRAPHICS

POPULATION FORECAST

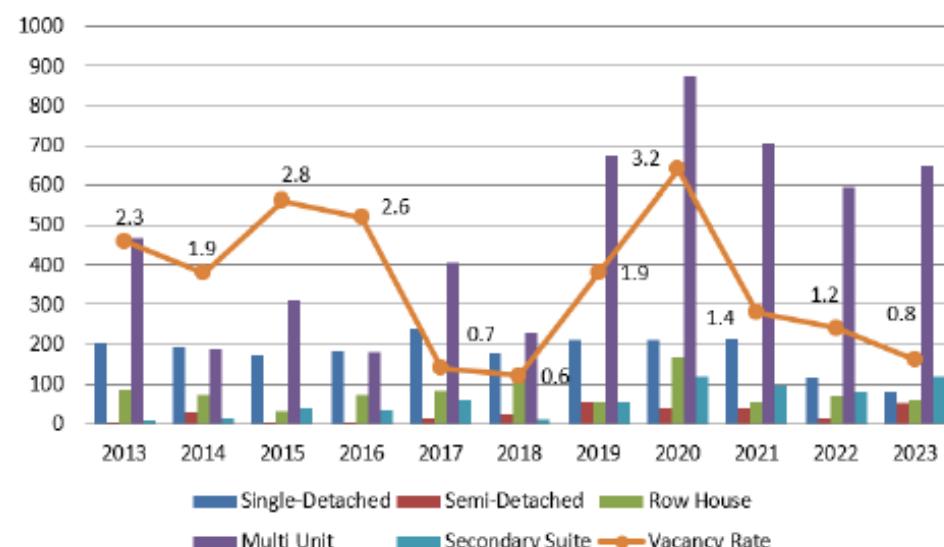
- The number of people who call the Limestone City home has grown seven per cent since the 2016 census, now sitting at 132,485, up from 123,798 five years prior.
- According to Statistics Canada, there are now 63,095 private dwellings within the city. According to Statistics Canada's 2021 Population Census, Kingston has one of the fastest growing downtown areas in the country. This places downtown Kingston's growth rate on par with downtown Toronto and just under that of Gatineau.
- Including the student population not captured in the Census, the City of Kingston population base is forecast to reach 180,300 by 2046.
- It is recognized that there are more than 30,000 students attending local post-secondary institutions within the City; however, a large portion of this population is not recognized in the permanent population and housing base as reported by the Statistics Canada Census.
- "While the permanent population in the City of Kingston has grown at a relatively modest pace, the City's student population is growing considerably faster. Strong growth in the City's student population base, combined with steady demand associated with the 75+ housing market, continues to fuel demand for rental housing within the City, more specifically high-density dwellings. This demand has not only lowered vacancy rates to an all-time low of 0.6% in 2018, but has also added pressure to market rents in the City."*

Sources: Watson & Associates Economists Ltd., Statistics Canada, globalnews.ca



DEMOGRAPHICS & HOUSING MARKET

The chart below illustrates the annual volume of building permits for new dwelling units by type issued since 2013 along with the vacancy rate.



ANNUAL RESIDENTIAL UNIT BUILDING PERMIT ACTIVITY & PRIMARY RENTAL MARKET VACANCY RATE

- Occupancy permits were issued for 2,719 new residential units between 2020 and 2023 within the City of Kingston.
- Over the past 10 years, on average, the City has issued building permits for 830 units per year.
- 2023 marks a vacancy rate of 0.8% for the City of Kingston, which has over the past ten years, tended to be lower than the provincial and national averages.

Sources:

- City of Kingston Population, Housing and Workforce Update. Report dated March 19, 2024
- Canada Mortgage and Housing Corporation (CMHC)

STRATEGIC LOCATION



PROXIMITY

TORONTO	263.5 km (2 hrs 53 min)
MONTREAL	286.5 km (3 hrs 4 min)
OTTAWA	194.7 km (2 hrs)
BROCKVILLE	83.6 km (55 min)
BELLEVILLE	83.7 km (1 hr 1 min)
PETERBOROUGH	185.1 km (2 hrs 10 min)
COBOURG	150.7 km (1 hr 37 min)
U.S. BORDER	51.2 km (39 min)

ONE OF THE TOP 20 PLACES TO INVEST IN CANADA

- Located halfway between Canada's two largest cities, Toronto and Montreal
- The large student population brings the city of Kingston a sense of community, diversity, and economic benefits (\$1.67 billion in GDP and 14,946 FTE jobs to Kingston, as of 2021). *KEDCO
- 30% more permanent residences settled in Kingston in the first three quarters of 2022 compared to 2021.



#1 Small City in Canada for Startup Ecosystem 2023 (StartupBlink)

#4 in Canada in the Energy and Environment Sector 2023 (Startup Blink)

#5 Best City in Canada to Buy Real Estate (MoneySense Magazine, 2020)

#7 Top Intelligent Community (City of Kingston, 2025)

