

FOR SALE

VIRTUAL TOUR



195 SYDENHAM STREET, KINGSTON

**Detached Commercial/Residential Building
With Parking in the Downtown Core**

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

JAMES WARD
Broker
jward@rtcr.com
613-384-1997 ext. 25

\$979,000



PROPERTY DETAILS

MUNICIPAL ADDRESS: 195 Sydenham Street, Kingston, ON, K7K 3M1

PROPERTY TYPE: Currently a professional office building

PARKING: Three lanes, with up to 6+ spaces total
(for standard 15 ft length vehicles)

PROPERTY TAXES: \$14,806.20 (2025)

FLOOR AREAS: Main Floor: 965 SF +/-
Second Floor: 965 SF +/-
Lower Level: 750 SF +/-
Total: 2,680 SF +/-

SITE DIMENSIONS: Frontage 33 ft +/- Depth 66 ft +/-

SITE AREA: .050 acres +/- 2,196 square ft +/-

HVAC: Full HVAC - New Furnace 2025

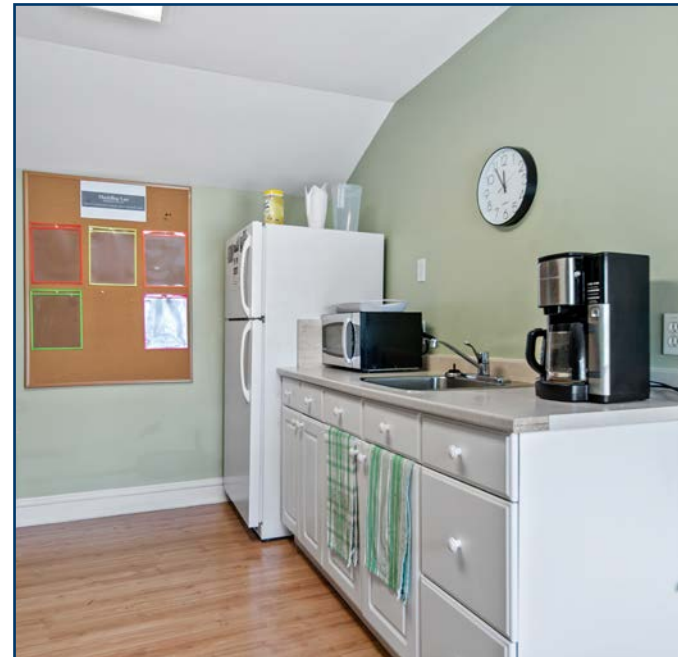
ZONING: DT2 - Permitted uses include (but not limited to):

- Apartment building
- Dwelling unit in a mixed use building
- Animal Care
- Creativity centre
- Financial institution
- Office
- Retail store
- Wellness clinic

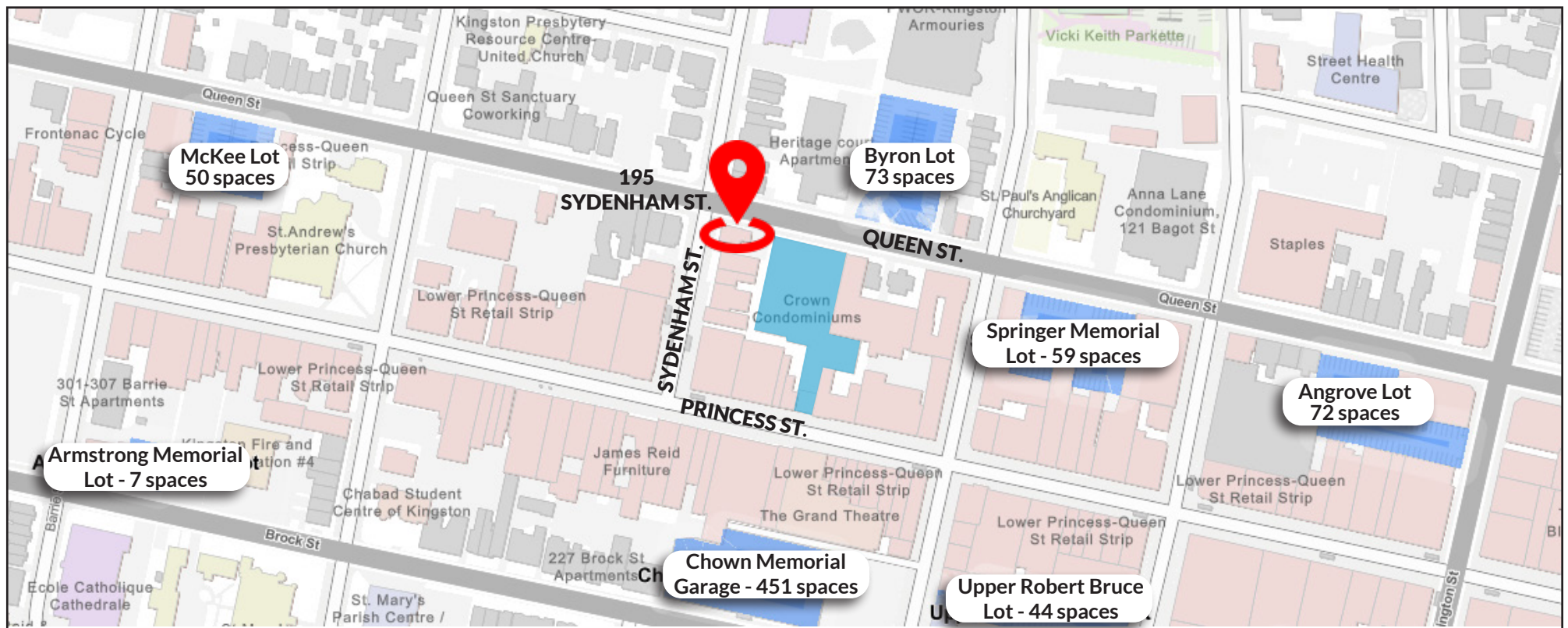
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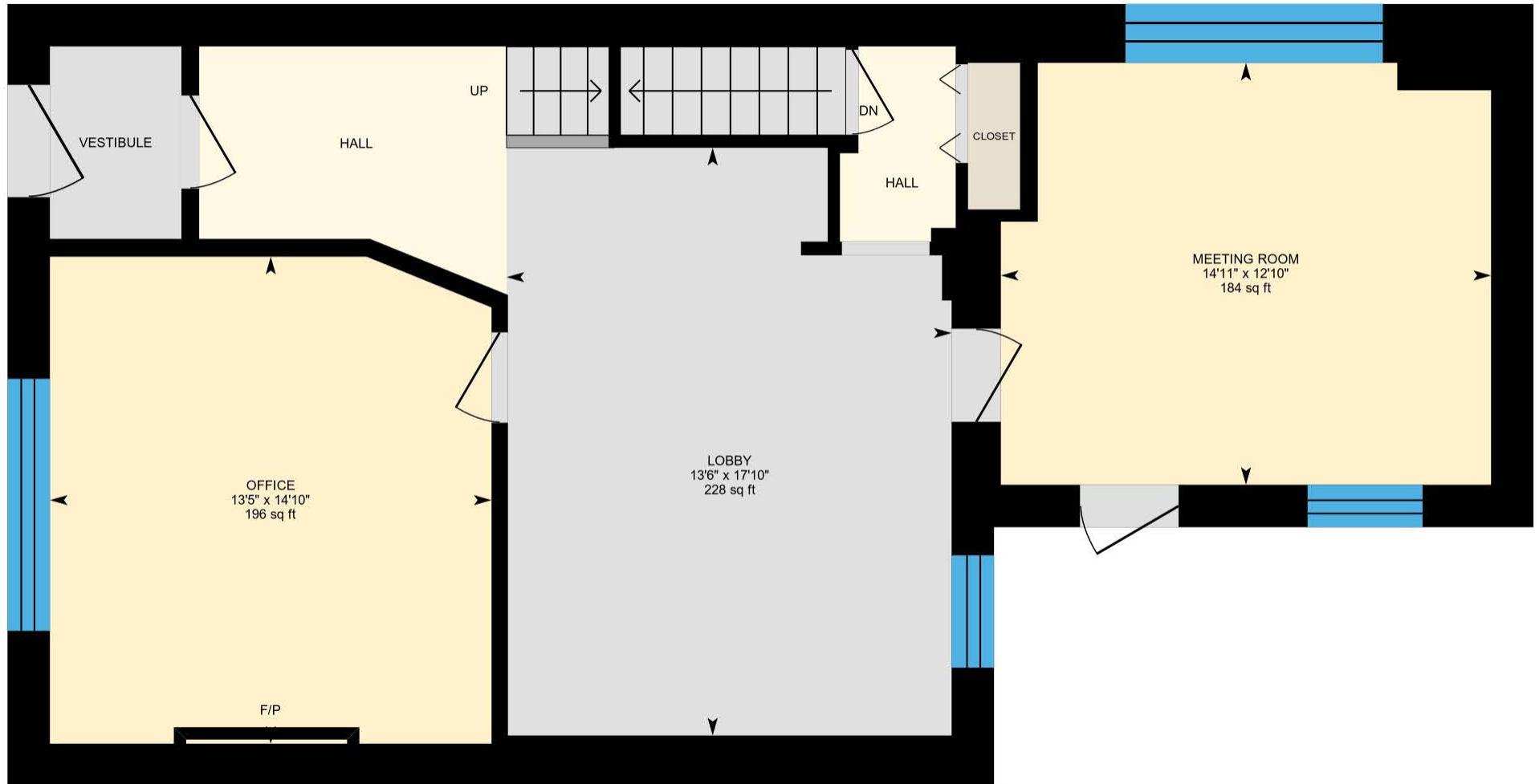
PHOTOS



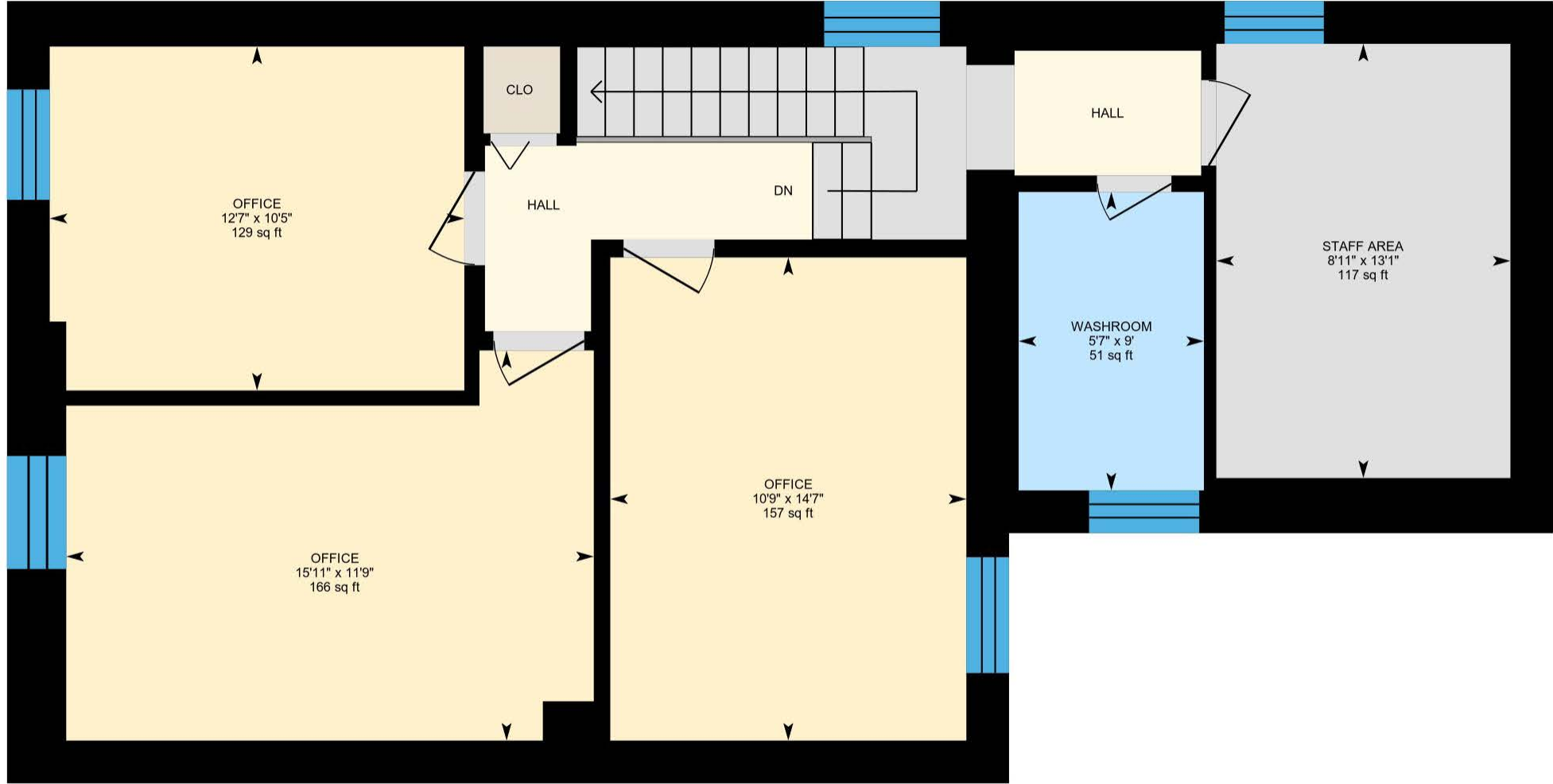
DOWNTOWN PARKING



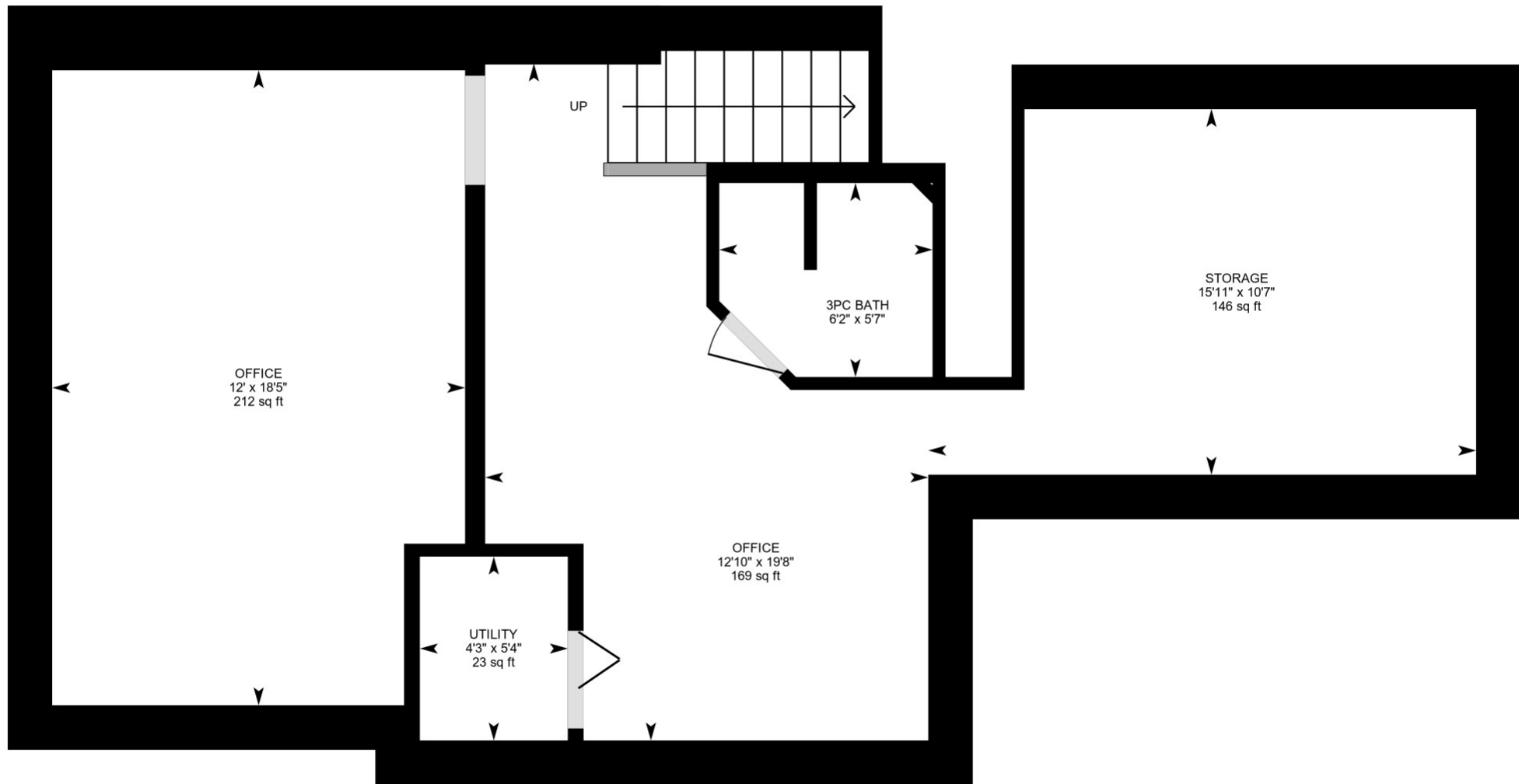
FLOOR PLAN - MAIN FLOOR

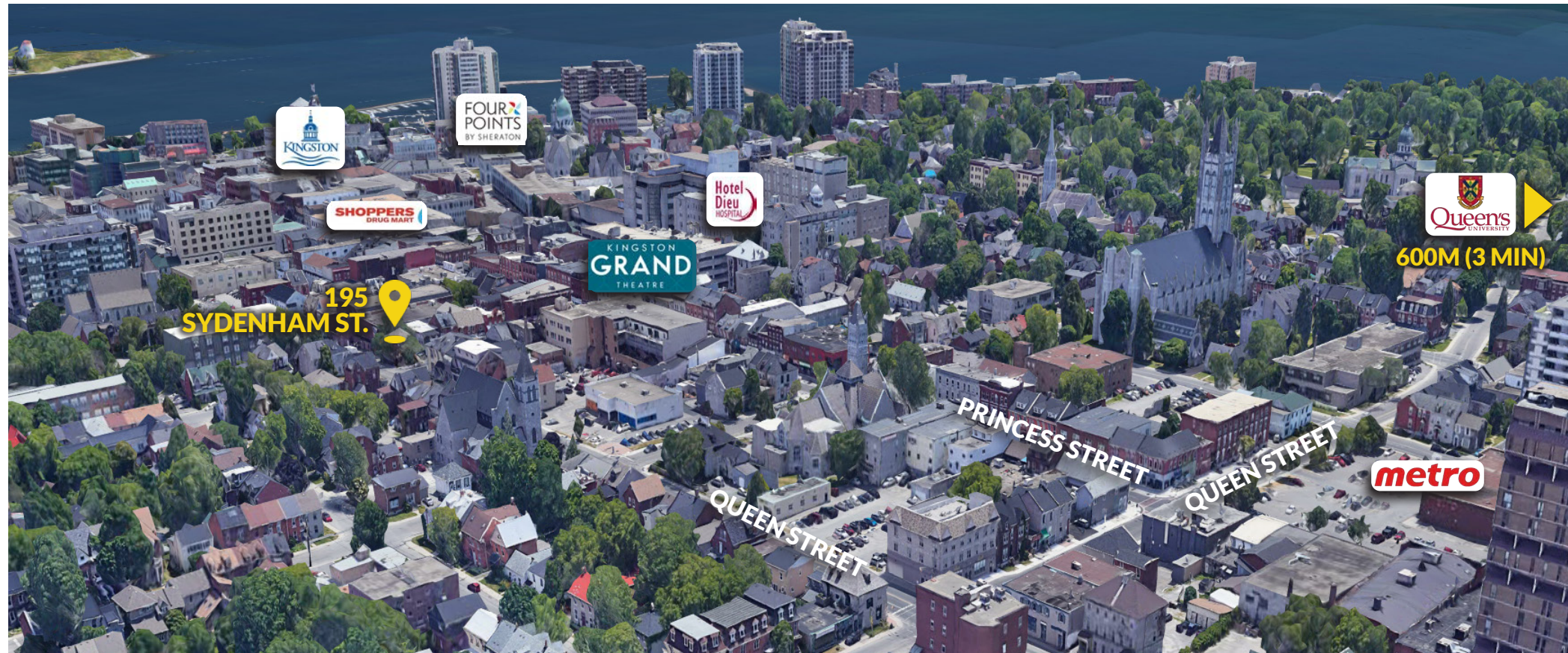


FLOOR PLAN - SECOND FLOOR



FLOOR PLAN - BASEMENT





DOWNTOWN KINGSTON

195 Sydenham Street in Kingston is centrally located in the historic downtown area, putting it within walking distance of many shops, restaurants, and amenities. Its proximity to both Queen's University and Kingston General Hospital makes it appealing to students, staff, and visitors, and the vibrant waterfront is just a short walk away.

Kingston has a vibrant downtown that is the cultural and entertainment hub of the region. There are over 100 unique restaurants, many specialty gift & fashion boutiques, art galleries, and more. Kingston has a thriving tourism industry, with its beautiful waterfront, well maintained parks, prominent entertainment venues, and historic limestone buildings, making it a top choice for visitors.

Walk Score
100

WALKER'S PARADISE
Daily errands do not require a car.

Transit Score
60

GOOD TRANSIT
Many nearby public transportation options.

Bike Score
78

VERY BIKEABLE
Biking is convenient for most trips.