

FOR SALE

590 CATARAQUI WOODS DRIVE - UNITS 7 & 8



\$850,000

PROPERTY DETAILS

- BUILDING AREA:** 4,000 sf Ground floor
1,000 +/- sf Second floor office space
- CONDO FEES:** \$1112.94 monthly (2025)
- PROPERTY TAXES:** \$21106.88 (2025)
- ZONING:** M6-19
- HEATING:** Gas Forced Air
- OVERHEAD DOOR:** One drive in door is operational and one could be re-opened (currently closed in)
- PARKING:** Ample on site

LOCATION

- Conveniently located 2.1 km to Hwy 401, and 1 km to all high demand amenities
- Very close to major transit hub providing excellent accessibility to all transit linked areas of the City
- Minutes away from Costco, Lowe's, Canadian Tire, Loblaws, various restaurants, and The Cataraqui Centre; the only enclosed Shopping Centre in Kingston

STEPHEN GRAY
Sales Representative

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📞 613-384-1997 Ext. 19

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

WWW.RTCR.COM

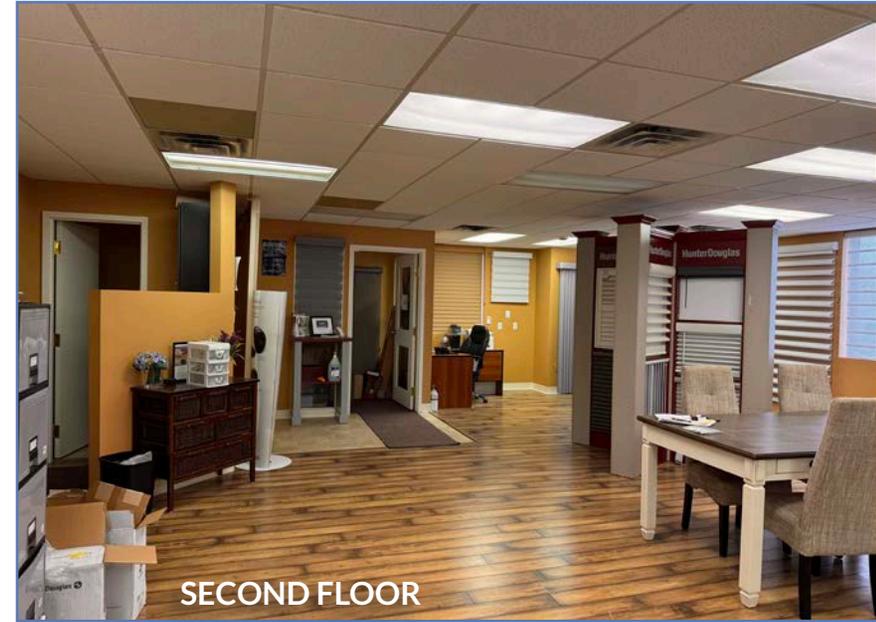
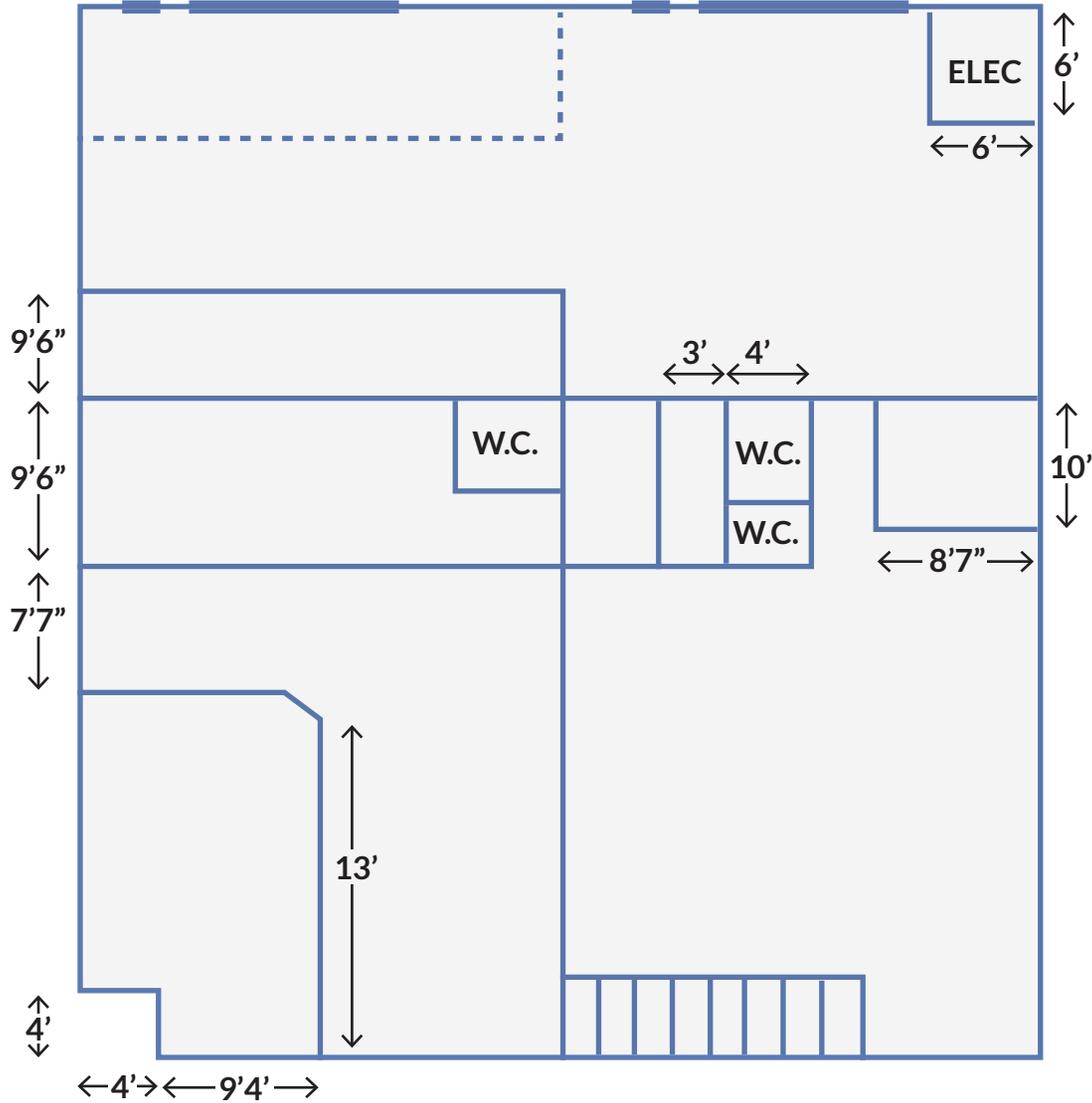
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GROUND FLOOR

BOXED IN

DRIVE IN



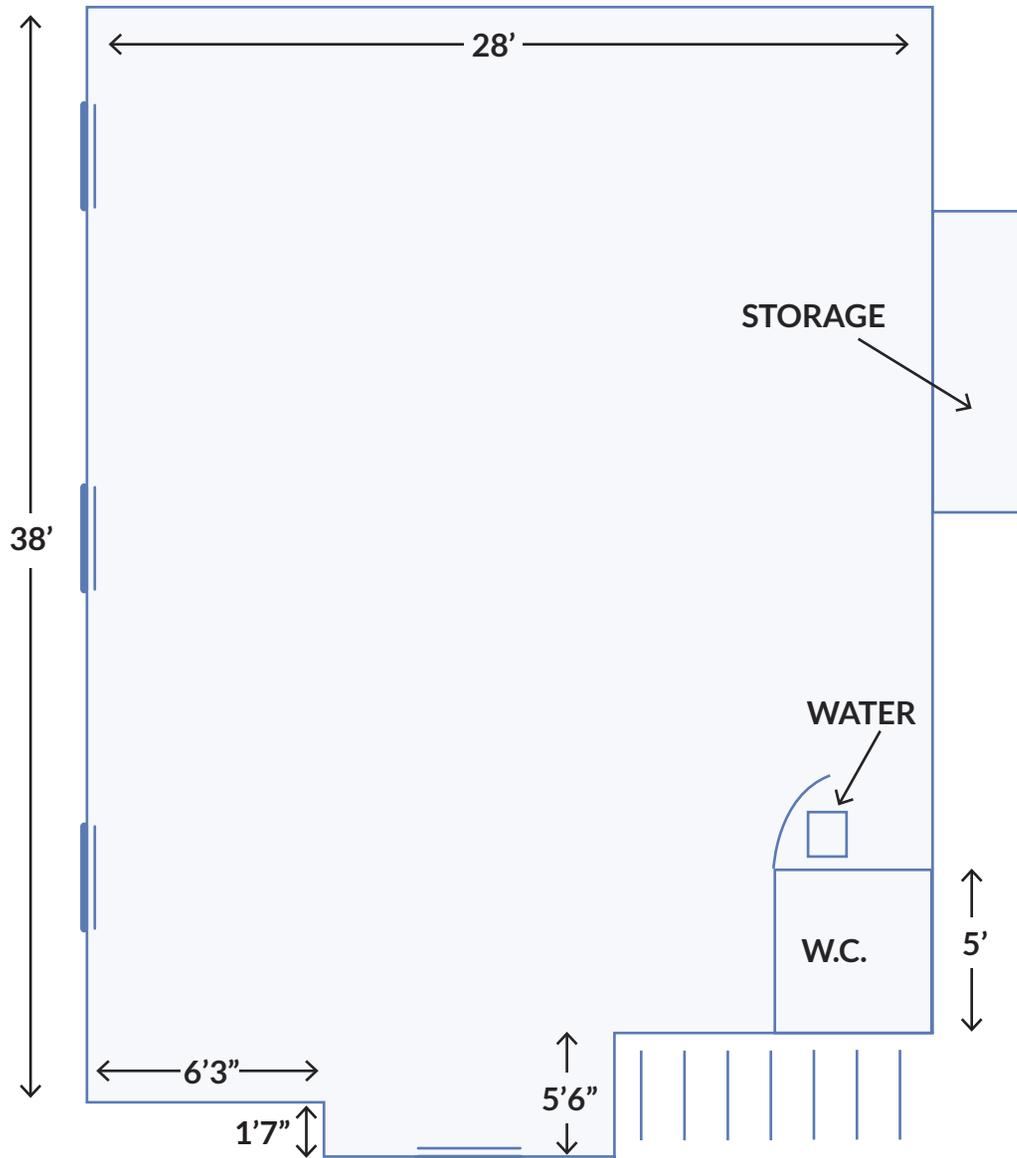
* FOR ILLUSTRATIVE PURPOSES



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SECOND STOREY

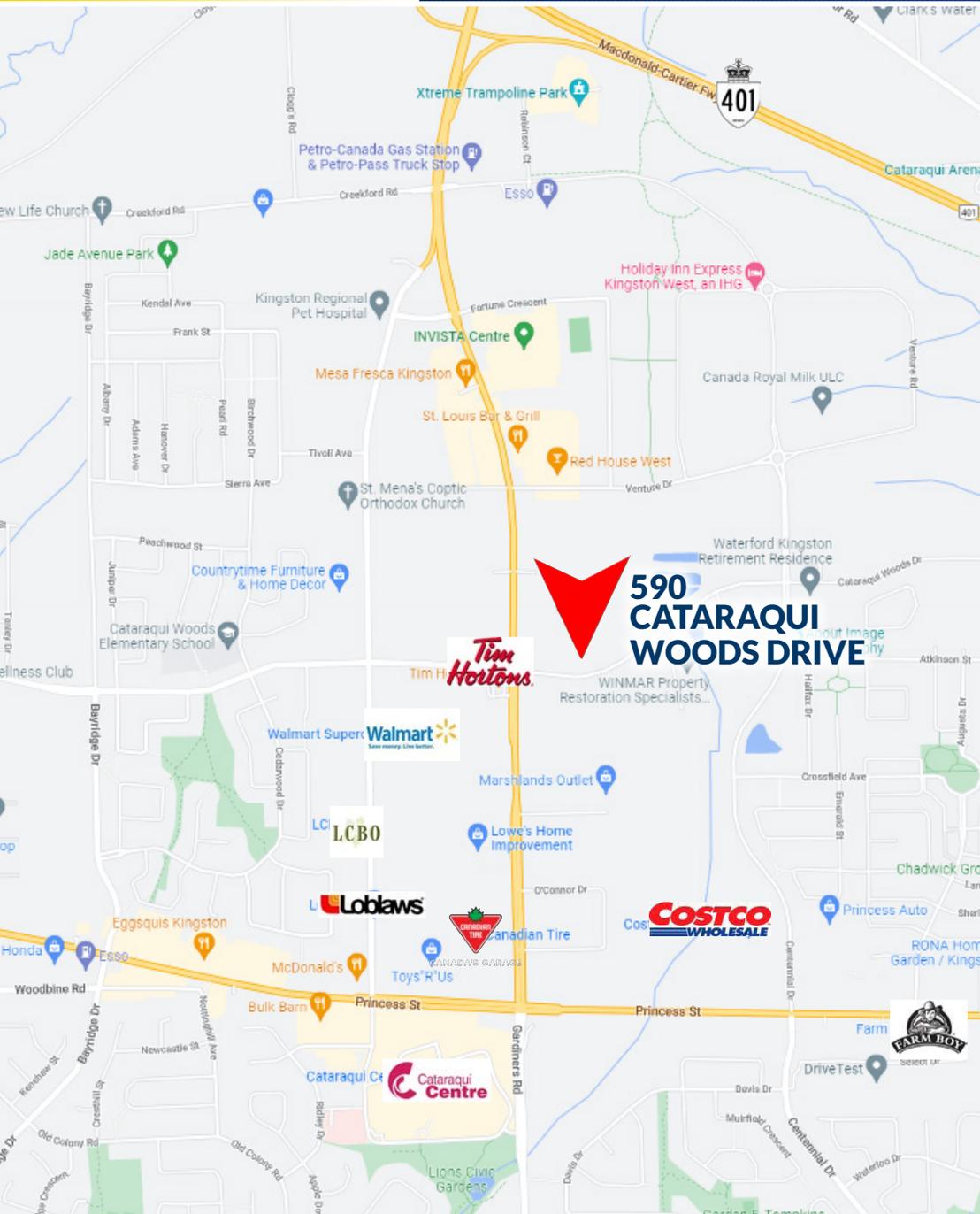


== WINDOWS * FOR ILLUSTRATIVE PURPOSES



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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Red House West
- Quesada Burritos
- St. Louis Bar & Grill
- Limestone Kebab House

FITNESS & RECREATION

- Fit4Less
- Planet Fitness
- Xtreme Trampoline Park

GROCERY

- Loblaws
- Costco
- Farm Boy

AMENITIES

- Lowe's
- Princess Auto
- Cataraqui Centre
- BMO, CIBC, RBC

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*

