

# For Sale

1325 Centennial Dr,  
Unit 12  
Kingston, On

## Contact Information

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**Rockwell Commercial  
Real Estate, Brokerage**  
78 Brock St. Kingston, ON K7L 1R9  
[www.rockwellcre.com](http://www.rockwellcre.com)

## Property Details

Area:	± 5,189 sf
Asking Price:	\$1,200,000.00 (\$231.26 psf for base building)
Estimated Property Taxes (2024):	\$4.67 psf (est. 2024 - \$20,756.00/annually)
Estimated Condo Fees:	\$2.26 psf + HST Including: common hydro, building & landscaping maintenance, snow removal, monitoring alarms, insurance, water/sewer charges, management, legal & audit, general office & bank charges, reserve fund
Legal Description:	UNIT 12, LEVEL 1, FRONTENAC STANDARD CONDOMINIUM PLAN NO. 88 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN FC383979; CITY OF KINGSTON
PIN	36788-0012
Doors:	1 dock level & 1 grade level door
Ceilings:	± 20 ft' clear ceiling height
Utilities:	<ul style="list-style-type: none"> <li>Electricity and gas paid by unit Owner</li> <li>Water and sewer charges included in condo fees</li> </ul>
Seller:	Empire Park Development Ltd.
Parking:	± 99 spaces in common
Signage:	Common pylon signage available. Owner can install its own signage on building.
Occupancy:	Now available

## Highlights

- Prestige light industrial building available in the Cataraqui Estates Business Park, just south of Highway 401 off Gardiners Road, providing easy access to all major cities along the corridor
- Ample on-site parking
- In close proximity to local and large retailers, restaurants and personal services, including nearby Invista Centre



## Base Building Features

- 1 x 5 ton gas fired rooftop HVAC with connections & electronic thermostat
- 600 Volt, 3 phase, 45 KVA step down transformer, 60 Amp Service with 42 breaker panel
- Rough-in for two washrooms
- Suspended gas fired plant heater, connected
- ± 20 ft clear ceiling height
- Upright wet sprinkler system
- 1 dock level door & 1 drive in door
- 1" water supply with shut-off
- Empty Bell conduit with pull string
- R35 Roof Insulation and R20 Exterior Wall Insulation

## Location

The Cataraqui Estates Business Park is located in the west end of Kingston. It has proximity to Highway 401 (approx. 1km south) providing easy access to all major cities along the corridor.

The prestige character of the park, which accommodates small, medium and large sized businesses has attracted manufacturing and

assembling operations, processing plants, warehousing and distribution facilities, and business or professional offices.

The area provides access to many amenities, including the Invista Centre, Fit4Less, restaurants, retail services, the Cataraqui Centre, RIOCAN, and Holiday Inn.



### DISTANCE BY VEHICLE

**1hr 54min**

OTTAWA

**3hr**

MONTREAL

**2hr 31min**

TORONTO

## 📍 Zoning M3-L91

### Allowing for the following uses:

- manufacturing, assembly, fabricating and processing operations
- construction and transportation activities and facility
- storage, warehousing and wholesale trade activities
- communications and utilities facility
- institutional uses with General Industrial characteristics, such as a trade school
- business and professional office within 90m of a streetline
- Public

### (ii) Permitted Complementary Uses

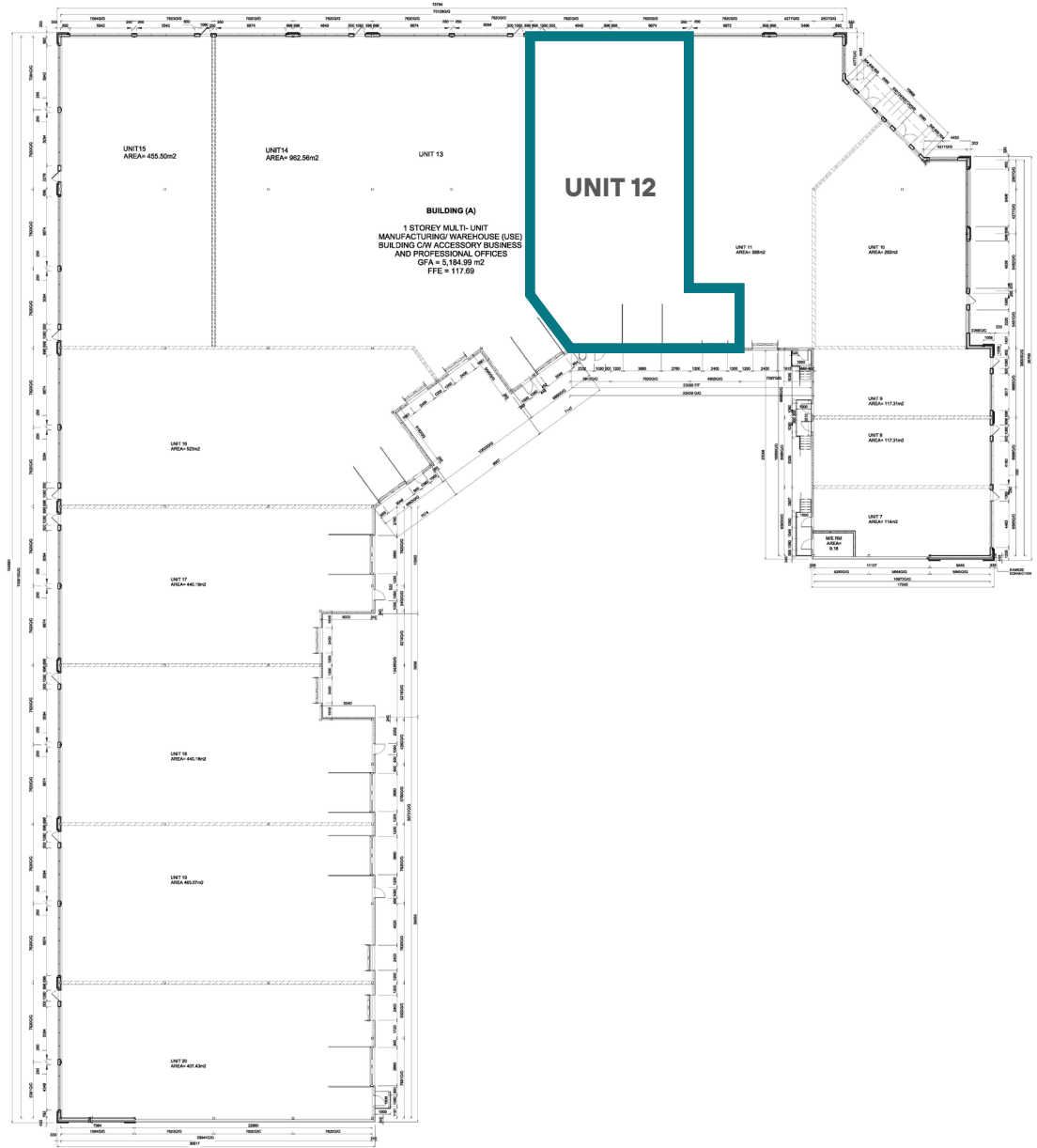
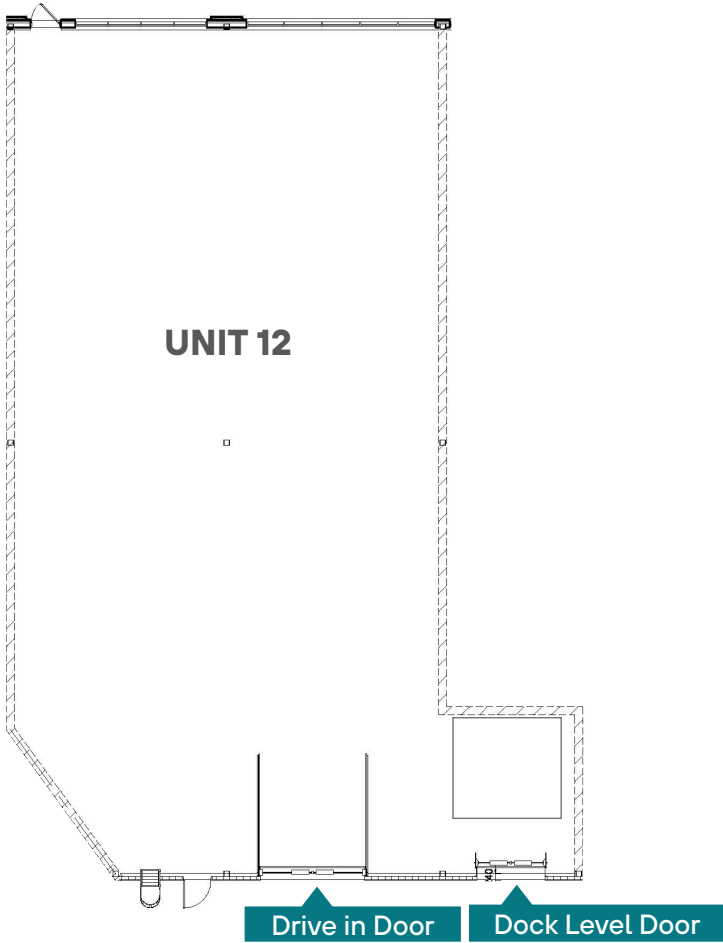
- Restaurant;
- Financial institution;
- Personal services and convenience commercial;
- Automotive, heavy equipment or truck repair facility;
- Research and development facilities, including laboratories;
- Clinic;
- Public and private parks and recreation facilities; and
- Parking lots or parking structure.

### (iii) Permitted Uses

- A maximum of 25% of the total gross floor area of a permitted use may be used for the purposes of a showroom, display area and retail sales for products that are manufactured, processed, fabricated or assembled on the premises.
- (iv) Complementary Uses:
  - Complementary uses shall be limited to a maximum of 25% of the total gross floor area of all buildings and structures on the lot.
  - Complementary uses may be established in advance of a primary permitted use, provided the gross floor area of such uses does not exceed five percent of the lot area.
- (v) Business or Professional Office Uses
  - A business office or professional office shall be located within 90 metres of a street line.
  - A business office or professional office shall be restricted to a maximum of 50% of the total gross floor area of all buildings or structures occupying

Note: See the Listing Broker for the list of non-permitted uses stated in the Condominium declaration

# Floor Plan



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