



# For Sale

**0 Sunnyside Rd, Kingston, ON**

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**Rockwell Commercial  
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## Property Overview

### Property Details

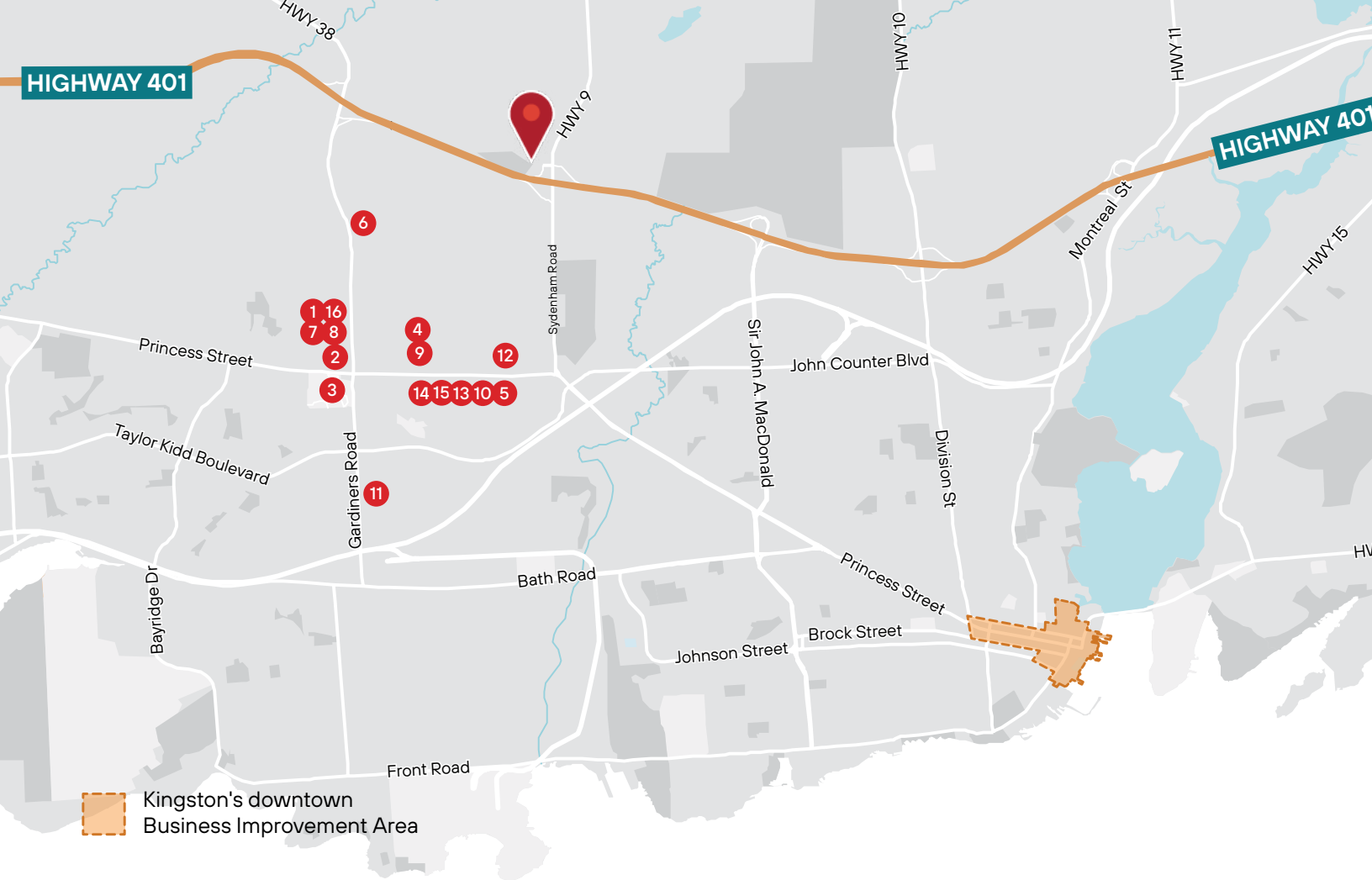
<b>Address</b>	No civic number currently assigned. Located between 1131 Sunnyside Road and 1405 Sydenham Road.
<b>Legal Description</b>	PT LT 16 CON 4 KINGSTON AS IN FR324717; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN FR324717; S/T TKY17286; KINGSTON
<b>PIN</b>	361300239
<b>Lot Area</b>	± 102.25 acres
<b>Frontages</b>	± 199 ft along Sunnyside Road
<b>Property Taxes</b>	\$1,639.94 (2024 Final)
<b>Services</b>	Hydro available
<b>Official Plan</b>	Rural (RU)

**Asking Price: \$950,000.00**

### **Zoning** Rural (RU) allows for a broad range of uses, including:

- Single detached house
- Agricultural sales establishment
- Agricultural use
- Agri-tourism
- Banquet hall
- Cemetery
- Community Centre
- Elementary school
- Feedmill
- forestry use
- Kennel
- Library
- Museum
- Place of worship
- Rural use

Note: Buyer must assume and permit the current tenant (farmer) to continue using the land for the remainder of this crop season



## Location Overview

Situated on the north side of Sunnyside Road just west of Sydenham Road and only  $\pm$  450 meters north of Highway 401. This location provides for a quiet rural setting with the convenience of being minutes away from all the amenities available in Kingston's vibrant and growing west end.

### Nearby Amenities

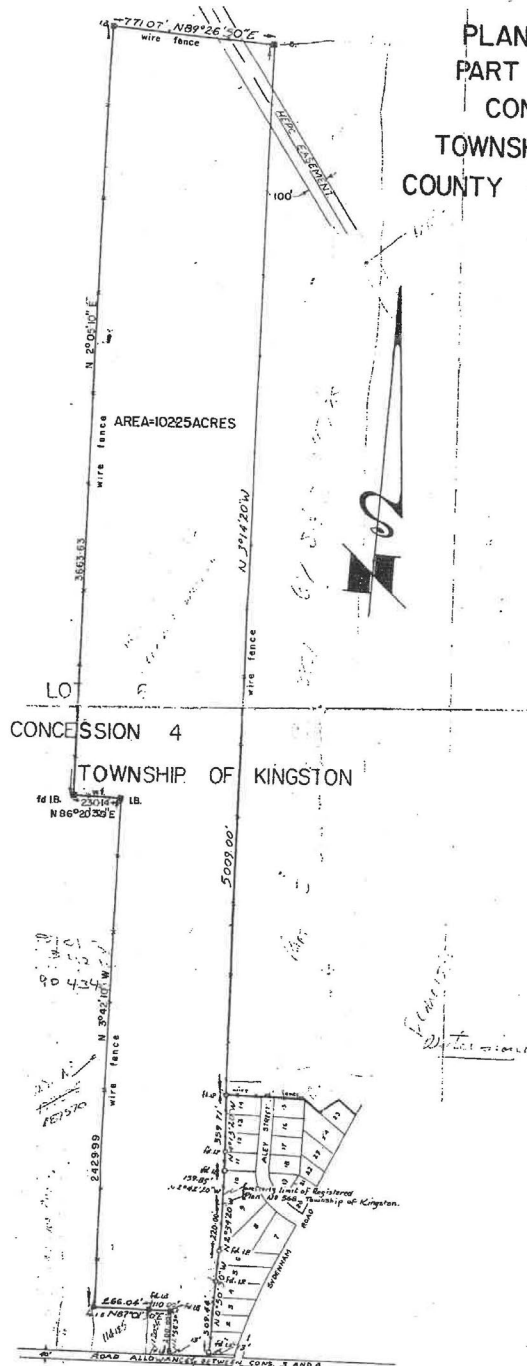
- |                          |                    |                        |
|--------------------------|--------------------|------------------------|
| 1. Beer Store            | 7. LCBO            | 13. Shoppers Drug Mart |
| 2. Canadian Tire         | 8. Loblaws         | 14. Starbucks          |
| 3. Cataraqui Town Centre | 9. Petro Canada    | 15. Tim Hortons        |
| 4. Costco                | 10. Planet Fitness | 16. Walmart            |
| 5. Farmboy               | 11. RIOCAN         |                        |
| 6. Invista Centre        | 12. Rona+          |                        |

# Survey

## PLAN OF SURVEY PART OF LOT 16 CONCESSION 4 TOWNSHIP OF KINGSTON COUNTY OF FRONTENAC

Scale 1" = 400'

BEARINGS SHOWN HEREON ARE ASSUMED AND ARE DERIVED FROM THE NORTHERLY LIMIT OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4, ASSUMED TO BE N 86° 59' E



### Contact Information

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# Rockwell

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