

For Sale

77 Concession St Kingston, ON

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Rockwell Commercial Real Estate, Brokerage

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Highlights

- Two access points to property
- Excellent signage opportunity
- Located on the corner of a high-traffic signalized intersection
- Well-maintained freestanding building featuring a large parking lot
- 31.66% site coverage

Location

The subject property is centrally located in Kingston, ON with quick and easy access to the Highway 401 via Division Street or John Counter Boulevard. There are two (2) entrance points to the property; there are two (2) grade level doors; and there is ample on-site paved parking.

Property Details

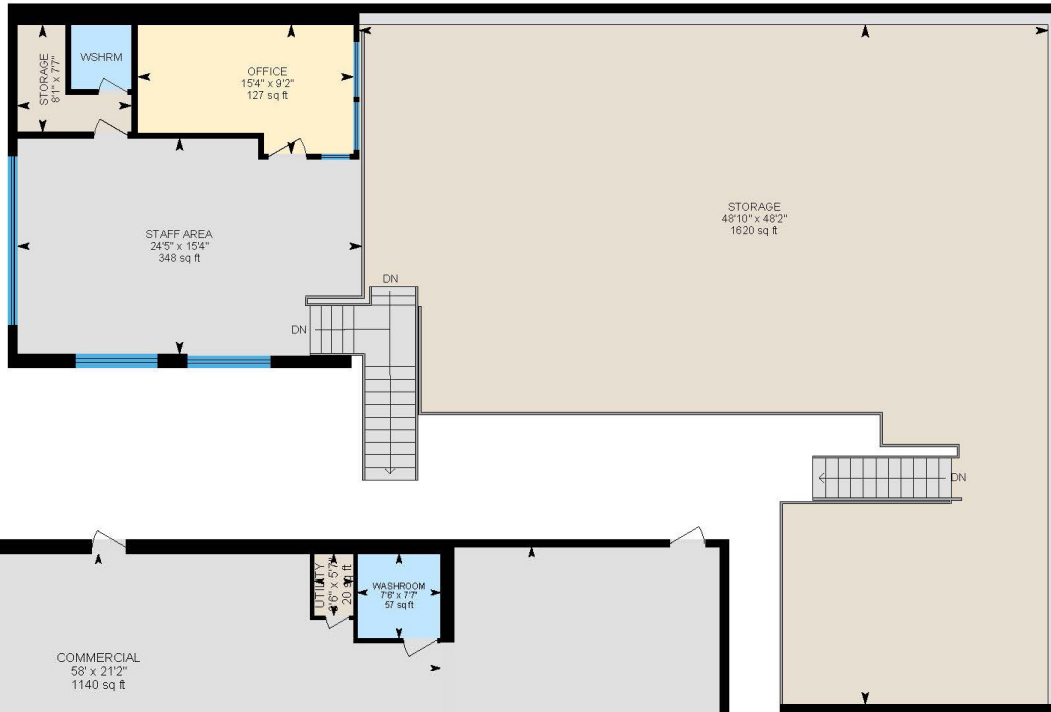
Address	77 Concession Street, Kingston, On	
Lot Size	PT LT 223 & PT GREY ST, FORMERLY TENTH ST, CLOSED BY FR95875, PL 414; PT LT 24, CON 2, AS IN FR591368 ; KINGSTON	
PIN	360690370	
Official Plan Designation	Arterial Commercial (AC)	
Zoning	C2.80	
Building Area	± 6,000 sf (including mezzanine)	
Lot Area	± 0.435 acres	
Taxes (2024)	\$24,388.65	
Frontage	± 130.50 ft (GeoWarehouse)	
Window Frontage	± 47 ft / 17'2" ft	
Parking	Ample on-site	
Doors	Two (2) grade level doors <ul style="list-style-type: none"> • ± 9'6" x 9'x11" • ± 13'11" x 12'0" 	
Site Services	Municipal	
Building Age	30-50 years	
Construction	Brick/steel siding	
Roof	Steel/tar	
HVAC	Gas forced air/ Two (2) roof mount units	
Electrical	Single-Phase 200amp	
Ceiling Height	East-Side Warehouse ± 17' 9"	West-Side Warehouse ± 10'11" (front)
	± 9'3" (mezzanine to ceiling)	± 9'2" (back)
Sprinklers	Sprinkler system in place	

Asking Price: \$1,860,000.00

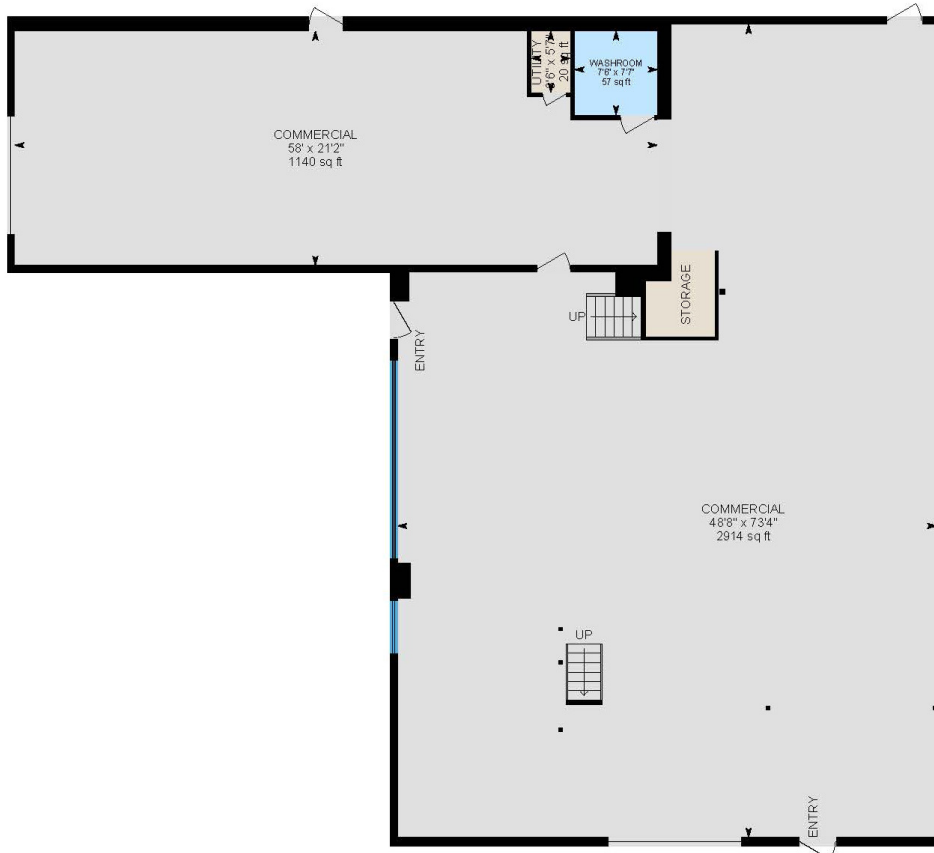


Floor Plans

Second Floor



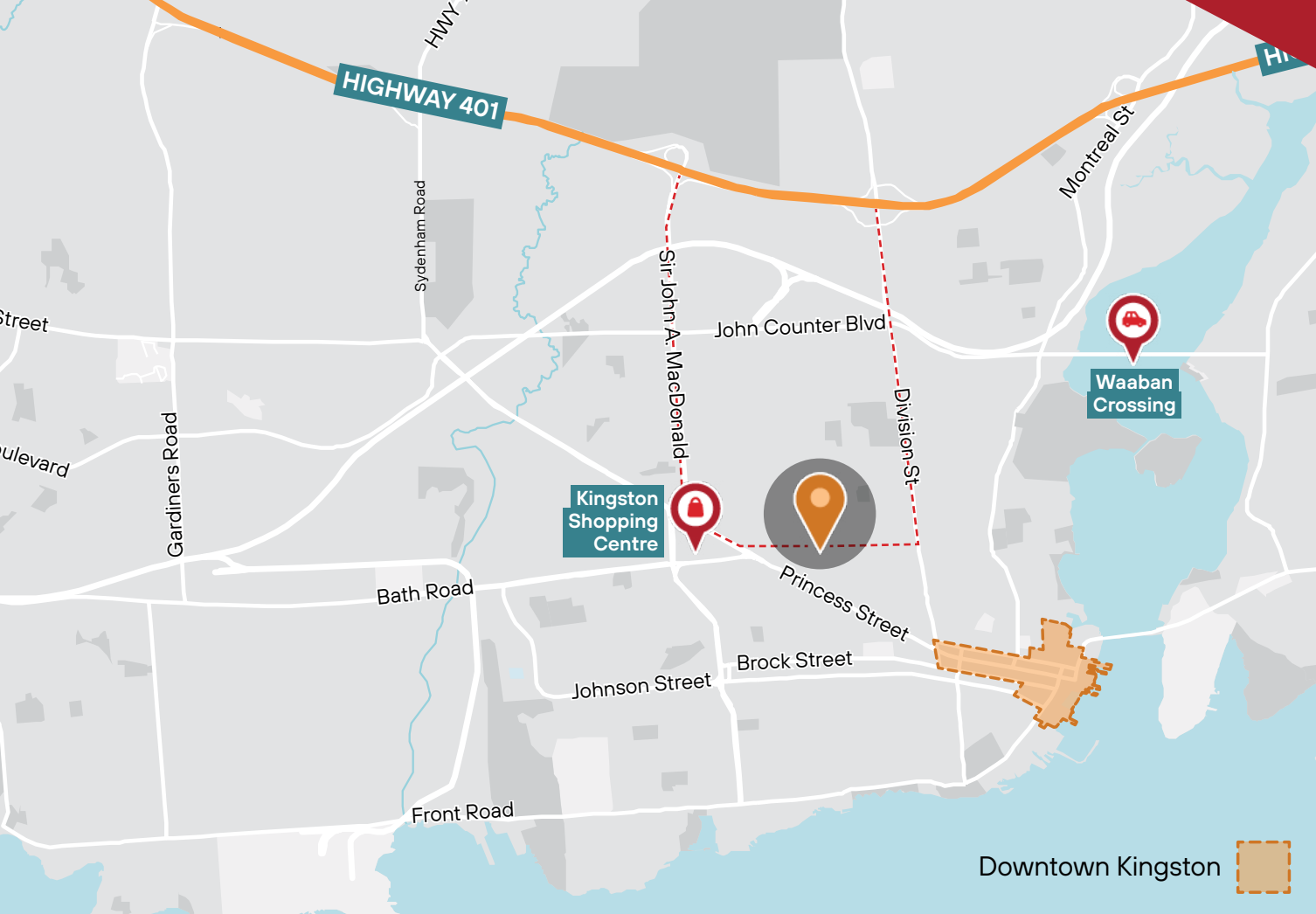
Main Floor



Zoning C2.80 "Arterial Commercial" Zone (By-Law № 8499)
Zoning allows for a broad range of uses including but not limited to:

- Retail Stores (including retail stores selling general services), restaurants
- Banks
- Automobile service stations
- Drive-in restaurants
- Electrical repair services, including radio and television repair services





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Kingston Shopping Centre

1. Barburrito
2. Canadian Tire
3. H&R Block
4. Popeye's Chicken
5. Rexal
6. Loblaws
7. Wine Rack
8. McDonald's
9. Pet Value
10. TD Bank
11. CIBC
12. Dollarama
13. Starbucks

Distance by Vehicle

Highway 401 (Sir John A. MacDonald)	Highway 401 (Division Street)	Downtown Kingston	Kingston West End	Kingston East End
10 min 4.7 kms	7 min 3.2 kms	7 min 2.4 kms	16 min 7 kms	7 min 4.3 kms



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