

For Sale

924 Sydenham Rd, Kingston, ON

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**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

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The Offering

This ± 3.01-acre property located just north of Princess Street on Sydenham Road offers a fantastic infill redevelopment opportunity, with potential for up-zoning to accommodate low-to-mid rise apartment buildings. The site is perfectly positioned in an area of Kingston's west end that offers a mix of residential housing types and convenient access to nearby retail and service-oriented businesses, and public transit.

Highlights

- Situated in a high-demand area, close to major retail, services, and transit routes. Quick access to Highway 401 and key city amenities.
- Ideal for low-to-mid-rise apartment buildings, with the potential for up-zoning to maximize density.
- Available documents include, City pre-application report, survey, and heritage review letter.
- Includes an existing 3-bedroom home (owner-occupied) and detached shed.

Asking Price
\$2,700,000.00



Site Details

Address	924 Sydenham Road, Kingston, Ontario
Legal Description	PT LT 16 CON 3 KINGSTON PT 1, 13R17703; KINGSTON
PIN	360820557
Property Taxes	\$4,078.85 (2024 Annual)
Official Planning Designation	AC - Arterial Commercial
Zoning	CA-H218 - Arterial Commercial (Bylaw 2022-62)
Lot Area	± 3.01 acres
Site Services	Municipal water/sewer, natural gas, hydro

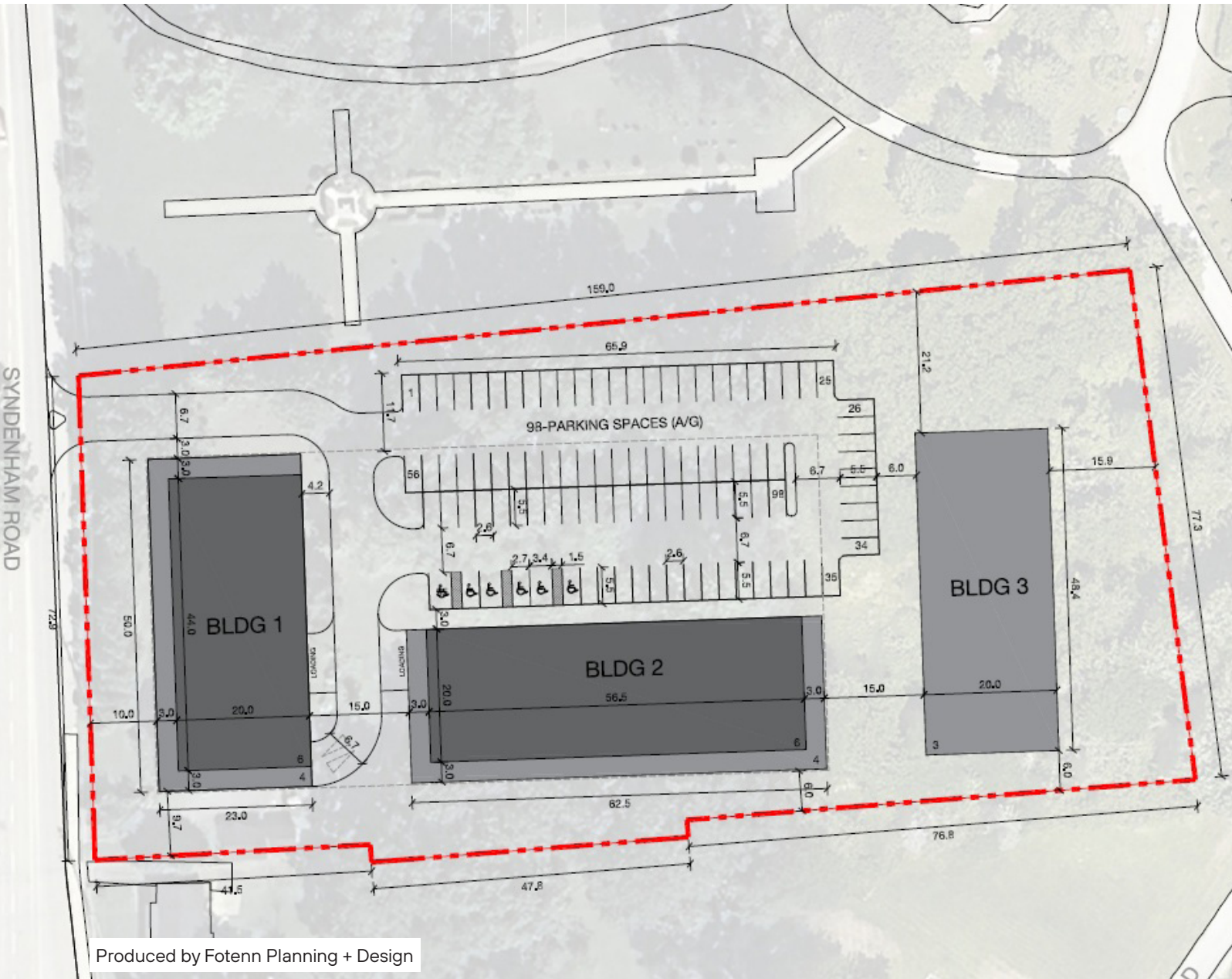
Zoning

CA: Arterial Commercial (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- Animal care
- Community centre
- Financial institution
- Fitness centre
- Hotel
- Office
- Personal service shop
- Place of worship
- Recreation facility
- Retail store
- Wellness clinic

Concept Plan

Site Statistics



Building 1:	6-storays; 68,458 sf GFA; 73 units
Building 2:	6-storays; 86,197 sf GFA; 92 units
Building 3:	3-storays; 31,258 sf GFA; 33 units
Parking:	98 surface; 145 below grade
Lot Coverage:	28.74%

Totals
185,913 sf GFA
198 units
243 parkings spaces

Contact the Listing Brokers for access to the City of Kingston Pre-Application Report containing comments on the above Concept Plan.



In Close Proximity

1. Invista Centre	5. Kingston Bus Terminal
2. Cataraqui Centre	6. Pioneer Gas Station
3. RioCan	7. Tim Horton's
4. Via Rail	8. Costco

Kingston Demographics

132,485
Population

41
Median Age

2.2
Average Household Size

\$74,306
Average Household Income After Taxes

Cataraqui North Demographics

5,635
Population

46
Median Age

1,685
Total number of census families in private households

\$88,000
Median after-tax income of household in 2020

Source: Statistics Canada 2021 Census

Growth & Development

With the proposed residential towers by Homestead Land Holdings Ltd., which include a commercial component, along with the Old Mill apartment complexes and the recently completed residential building by Patry Inc. Developments, the area continues to see a significant increase in residents.

Homestead Land Holdings Ltd. has an existing apartment complex at 1000 Old Mill Road, 1030 Old Mill Road, and 1060 Old Mill Road, located 1.1 kilometers from the subject site, consisting of **three 19-storey residential towers**.

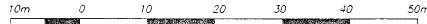
Additionally, Homestead is proposing a new development at 999 Purdy's Mill Road, located 1.1 kilometers from the subject site and, featuring **three apartment buildings (13, 16, and 17 storeys)**, one of which includes ground-floor commercial space, along with approximately 109 detached, semi-detached, or townhouse units. This development is expected to provide approximately 890 residential units.

Meanwhile, Patry Inc. Developments recently completed construction at 2274 Princess Street, located 450 metres from the subject site, adding approximately **230 residential units** to the immediate area.

Source: [Homestead Land Holdings Proposed Development, Patry Inc. Developments \(2274 Princess Street\)](#)

*PLAN of SURVEY of
PART OF LOT 16, CONCESSION 3
Geographic Township of Kingston
Now in the CITY of KINGSTON
COUNTY of FRONTENAC*

SCALE=1:500



HOPKINS & CORMIER SURVEYING LIMITED
-2004-

**LOT 16
CONCESSION 3**

Instrument No. TKB613, TKR9371, TKS9961
PIN 36082-0061

Survey

CHESTERY

PLAN 614 (P-2398-4)

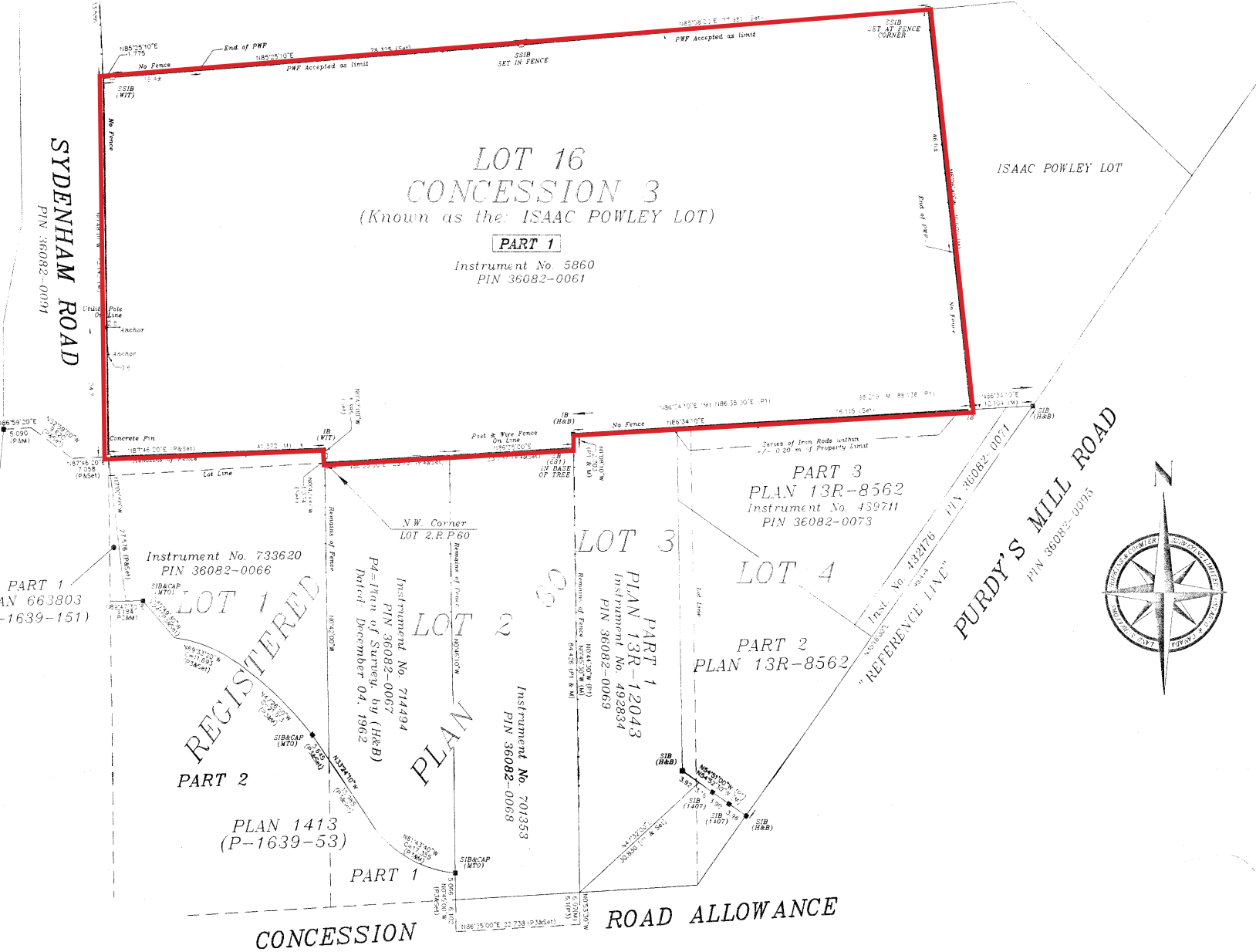
SYDENHAM ROAD
PIN 36082-0091

**LOT 16
CONCESSION 3**
(Known as the ISAAC POWLEY LOT)

PART 1

Instrument No. 5860
PIN 36082-0061

ISAAC POWLEY LOT



Contact Information

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2025/03/10



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