

# For Sale

## 1638-1642 Bath Road, Kingston, Ontario

**Rogers  
& Trainor**  
COMMERCIAL REALTY (2009) INC.  
BROKERAGE



**INVESTMENT  
PROPERTY**

### Property Features

- 200 amp. electrical service
- Ceiling heights of 12-16 + feet
- Paved and lined parking
- Well located with great visibility
- Sprinkler system

**Sale Price:** \$895,000

**Taxes:** \$32,892 (2011)

**Available Area:** 14,000 sq. ft.

**Zoning:** C2

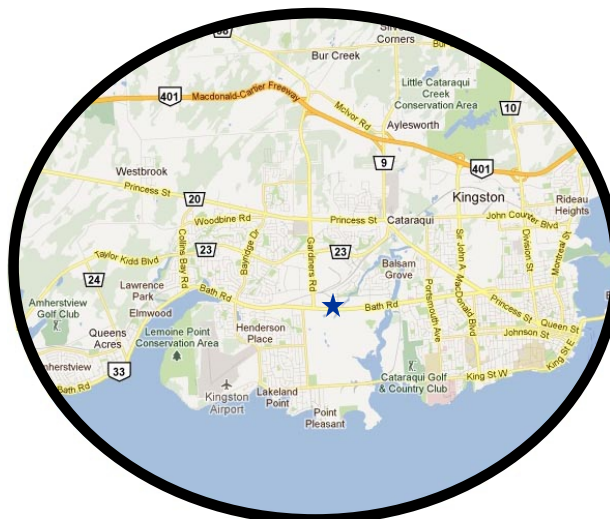
**Parking:** Ample on site

### Legal Description:

PT LT 10 Con 2 Kingston PT 1  
13R14525 Kingston

### Location

- On the north side of Bath Rd.
- Across the street from Gardiners Town Centre and close to the RioCan Power Centre.
- The area boasts many successful and well-known businesses such as Money Mart, Fabricland, Tim Hortons, Metro and many fast food restaurants.
- High traffic area



For more information  
please contact:

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**Providing Solutions**

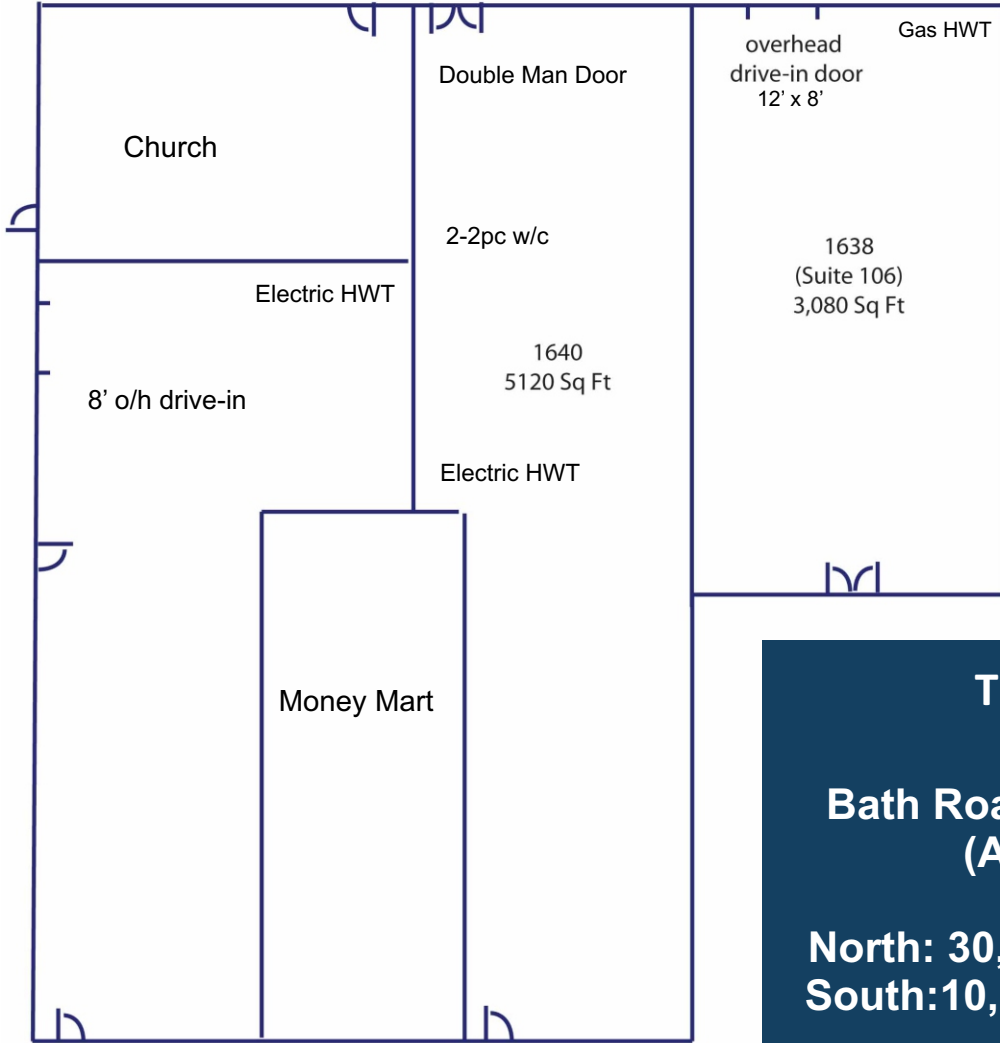
All information provided is deemed reliable but is not guaranteed and should be independently verified.

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### Building Floor Plan



### TRAFFIC COUNTS

**Bath Road @ Gardiners Road  
(AADT- May '07)**

**North: 30,337**

**East: 31,446**

**South: 10,709**

**West: 33,425**

