

Vacant Commercial Land For Sale

2702 Highway 2 Kingston, ON



Excellent commercially zoned vacant land with some improvements in place. Site has 1989 expanded septic system and extraordinary well. Property has phase II environmental complete revealing clean conditions. Good traffic to and from Howe Island Ferry and 401 and east-west on Hwy 2. Excellent opportunity to own commercial land for \$55,715/acre.

Sale Price: \$195,000
Lot Size: 3.51 Acres
Price Per Acre: \$55,715
Realty Taxes: \$3,511.21 (2009)



For More Information Please Contact:



Paul Chapman
Sales Representative
613-384-1997 (13)
pchapman@rtcr.com



Laurence Trainor
Broker of Record
613-384-1997 (11)
ltrainor@rtcr.com



Providing Solutions

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

Vacant Commercial Land For Sale

2702 Highway 2
Kingston, ON

TRAFFIC COUNTS

Joyceville Road / Highway #2
AADT November 2004

North: 1,948	South: 1,629
East: 4,787	West: 5,892

Legal Description: Pts Lt 18 Con 2
Township of Pittsburgh
County of Frontenac

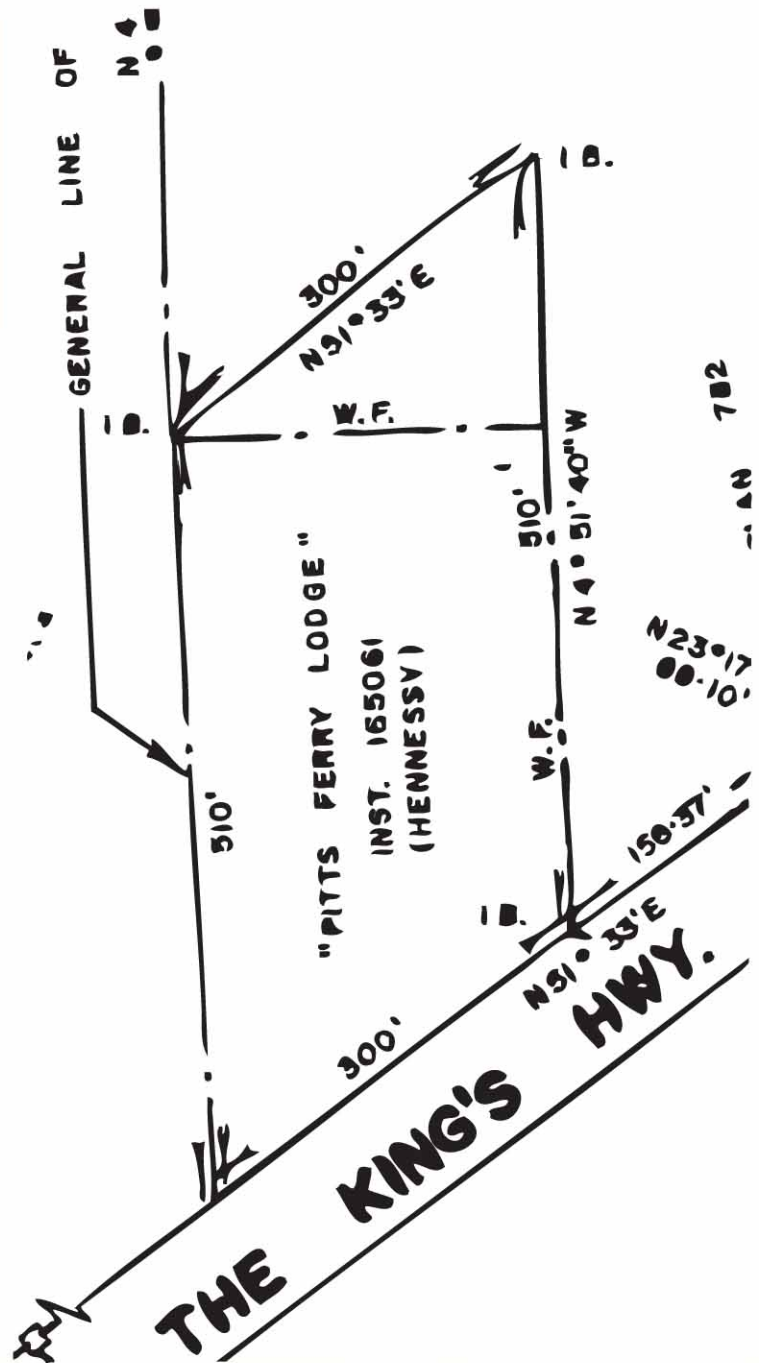
Environmental Reports: Phase II
completed in 2002
clean conditions
(copy on file)

Septic System: Expanded in 1989

Well: Yes

Zoning: CH
Highway Commercial

Survey: Yes



For More Information Please Contact:



Paul Chapman
Sales Representative
613-384-1997 (13)
pchapman@rtcr.com



Laurence Trainor
Broker of Record
613-384-1997 (11)
ltrainor@rtcr.com



Providing Solutions

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

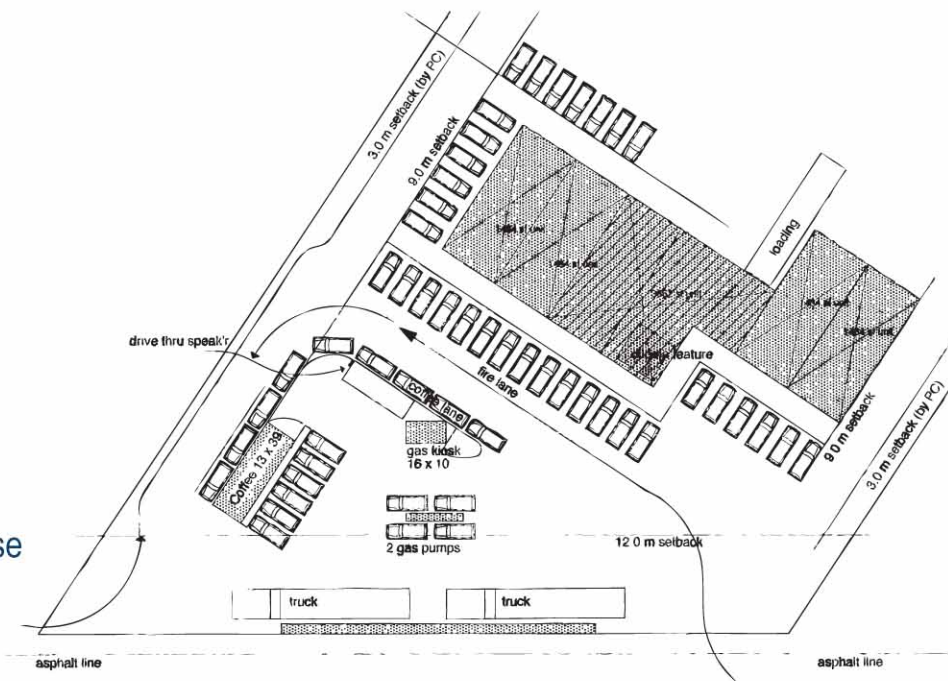
Vacant Commercial Land For Sale

2702 Highway 2 Kingston, ON

2702 Highway 2 is zoned CH - Highway Commercial
The following uses are permitted:

- an automobile service station
- a drive-in restaurant
- a home occupation
- a motel
- a nursery
- a garden centre
- a greenhouse
- a public use
- a rental cabin
- a restaurant
- a retail outlet accessory to a permitted use
- a vehicle sales or rental establishment
- an accessory dwelling house
- an accessory dwelling unit

This conceptual drawing of the site includes a service station and restaurant mill with rear storage lockers.



For More Information Please Contact:



Paul Chapman
Sales Representative
613-384-1997 (13)
pchapman@rtcr.com



Laurence Trainor
Broker of Record
613-384-1997 (11)
ltrainor@rtcr.com



Providing Solutions

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