

Location & Surrounding Businesses

Vacant Land For Sale

670 Montreal Street, Kingston, Ontario

Rogers & Tractor
COMMERCIAL REALTY (2009) INC.
BROKERAGE



Sale Price: \$2,500,00

Sale Price Per Acre: \$277,777

Realty Taxes: \$11,174 (2011)

Site Area: 9 +/- acres

Zoning: M6

Legal Description: PT LT 2 5-6 13 PL C22 Kingston; PT LT 4 PL C22 Kingston; PT Unopened RDAL BTN LT 5 & 6, LT 4,5,6 & 10,11,12 PL C22 Closed By FR195224, Kingston PT 1 132R6739; City of Kingston, County of Frontenac

Roll Number: 101104011004700

PIN: 360560142

**DEVELOPMENT
LAND**

For more information
please contact:



Laurence Tractor
Broker of Record
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Providing Solutions

Although the information contained in this brochure is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

The subject property at 607 Montreal Street is zoned M6- Restricted General Industrial Zone.

The following uses are permitted:

Residential Uses:

- An accessory dwelling unit

Non-Residential Uses:

- An assembly plant
- A business or professional office, but notwithstanding the provisions of Section 5(1)(a), shall not include a primary or accessory retail use
- A dry-cleaning or laundry plant
- A fabricating plant
- A manufacturing plant
- A processing plant
- A public use, in accordance with the provisions of Section 5(18)
- A warehouse

Note: This site is subject to an O.P. change and zoning change.

TRAFFIC COUNTS

Montreal Street @ Railway & Rideau St.
AADT 2006

NORTH: 17,901 EAST: 7,582

SOUTH: 12,172 WEST: 4,460

Location

Located east of Division Street and south of John Counter Blvd. Fronting on the west side of Montreal Street, north of Railway Street Junction.

Municipal Services

There are full municipal services to the site including:

- Municipal water
- Municipal sewers
- Hydro
- Natural gas

