

Investment Opportunity

940 Futures Gate, Kingston, Ontario

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



INVESTMENT OPPORTUNITY- Single Tenant Building

Location: 940 Future Gate, Kingston

Sale Price: \$3,000,000.00

Taxes: \$77,018.66 (2011)

Building Area: 20,000 sq. ft.

Location: The property has Princess Street exposure with access from Futures Gate.

Excellent opportunity to acquire a high profile retail building fronting onto Princess Street (Hwy 2) with extensive on-site paved parking and a rear loading dock.

This single storey, 20,000 square foot, slab on grade building was originally constructed in the early 1990's for a Staples Store.

For more information
please contact:

Laurence Trainor

Broker of Record

613-384-1997 (11)

ltrainor@rtcr.com

Marilyn Rogers

Broker

613-384-1997 (12)

mrogers@rtcr.com

Rogers & Trainor Commercial
Realty (2009) Inc.
20 Gore Street, Suite 102
Kingston, Ontario
613-384-1997

www.rtcr.com

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

Providing Solutions

INVESTMENT

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B R O K E R A G E

Property Information

Land Area: 2.16 +/- Acres

Legal Description: Pt. Lots. 1 & 2, Lots 3 & 4 Plan 1949, Pts 1-13, 13R13076, S/T FR602372 S/T & T/W FR646592; S/T FR646594: Former Township of Kingston now City of Kingston, County of Frontenac.

PIN Number: 360850003

Zoning: C2-1 General Commercial

Parking: Ample on site paved and lined parking

Access: Vehicular access to the site is available from Princess Street. This corner is a signalized Intersection.

Services: Full urban services including storm and sanitary sewers, water, electrical power, natural gas and telephone are currently available.

TRAFFIC COUNTS

Princess Street @ Futures Gate AADT (2008)

East: 26,317

West: 25,423

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