

# Location & Surrounding Businesses

# Commercial Land For Sale Coverdale Road, Kingston, Ontario

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



This prime commercial site is located in Kingston's west end off of Bath Road and Bayridge Drive. This is an excellent development site for a commercial or office user. The site is surrounded by several business including Rexall Pharma Plus and No Frills. This site is ready for development!

**Sale Price:** \$699,500

**Sale Price Per Acre:** \$270,077

**Site Area:** 2.59 acres (10,050 square meters)

**Frontages:** Irregular shape

**Zoning:** C2-50 Commercial

**Legal Description:** PT BLK 154, PL 13M52, PTS 14-17, 13R20152; Subject To An Easement As In LT6919 Subject To An Easement Over PTS 14 & 17 13R20152 In Favour Of PTS 1-13, 13R20152 As In FC114007 Together With An Easement Over PTS 5, 8 & 10, 1R20152 As In FC114007 Together With An Easement Over PTS 3, 8-13, 13R20152 As In FC114007 City of Kingston.

**Site Services:** Full municipal services

## TRAFFIC COUNTS

Bath Rd @ Coverdale Rd  
AADT 2007

South: 10,196

East: 18,008

West: 14,598

**COMMERCIAL  
LAND**

For more information  
please contact:

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**Providing Solutions**

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## Coverdale Drive is zoned C2 50 Commercial

### The following uses are permitted:

- An auditorium
- An automatic car wash
- An automobile service station
- An appliance rental shop
- A bank
- A beverage room
- A boat sales establishment
- A business or professional office
- A clinic
- A commercial club
- A commercial school
- A dry-cleaning or laundry outlet
- A funeral home
- A gasoline retail facility
- A home occupation
- An institute
- A laundromat
- A merchandise service shop
- A vehicle sales or rental establishment
- A parking lot
- A copy shop
- A private club
- A recreational establishment
- A restaurant
- A take-out restaurant
- A retail store
- A supermarket
- An undertaking establishment
- A veterinary clinic
- A shopping centre consisting of any of the permitted uses mentioned above

*For further explanation as to the zoning and permitted uses please contact the listing agent.*

## Location:

This prime development site is located just off of Bayridge Drive on the corner of Stonebridge Drive and Coverdale Road.

The site fronts Coverdale Road currently housing No Frills grocery store and Rexall Pharma Plus. The south side of the site abuts a residential neighbourhood. In close proximity to Lake Ontario, Cataraqui Town Centre and Rio Can Power Centre.

This site is ready for development.

## Municipal Services:

There are full municipal services to the site including municipal water, municipal sewers, hydro and natural gas.

Street view of the site

