

Industrial Land For Sale

John Counter Blvd, Kingston, Ontario



**INDUSTRIAL
LAND**

Great opportunity to locate in this high profile development site that front onto the soon to be widened John Counter Blvd. This new four lane road is expected to be an important link for a proposed bridge that will link the East of Kingston to the rest of the city. The property, while zoned M-2, is also designated under the new Official Plan as Business Park Industrial. This designation hosts a large variety of uses from offices, call centre, day care and restaurant to name a few, all subject to re-zoning. The site could be sold in smaller sections subject to a severance application.

Sale Price: \$2,120,000

Price Per Acre: \$125,073.74

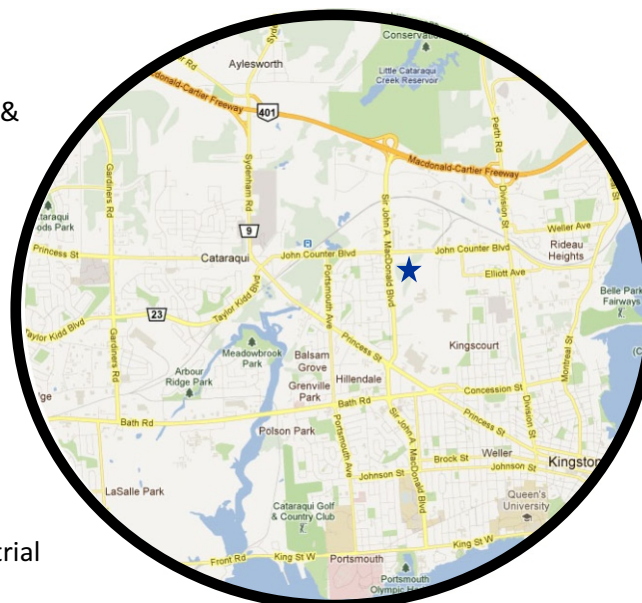
Intersection: Sir. John A MacDonald Blvd & John Counter Blvd.

Lot Size: 16.95 +/- Acres

Zoning: M9.384 Business Park

Property Highlights:

- 16.95 acres for sale
- 2 acres minimum required
- Easy access to Hwy 401
- High traffic volume, high visibility
- In a growth area with commercial/industrial and residential nearby



For more information please contact:

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

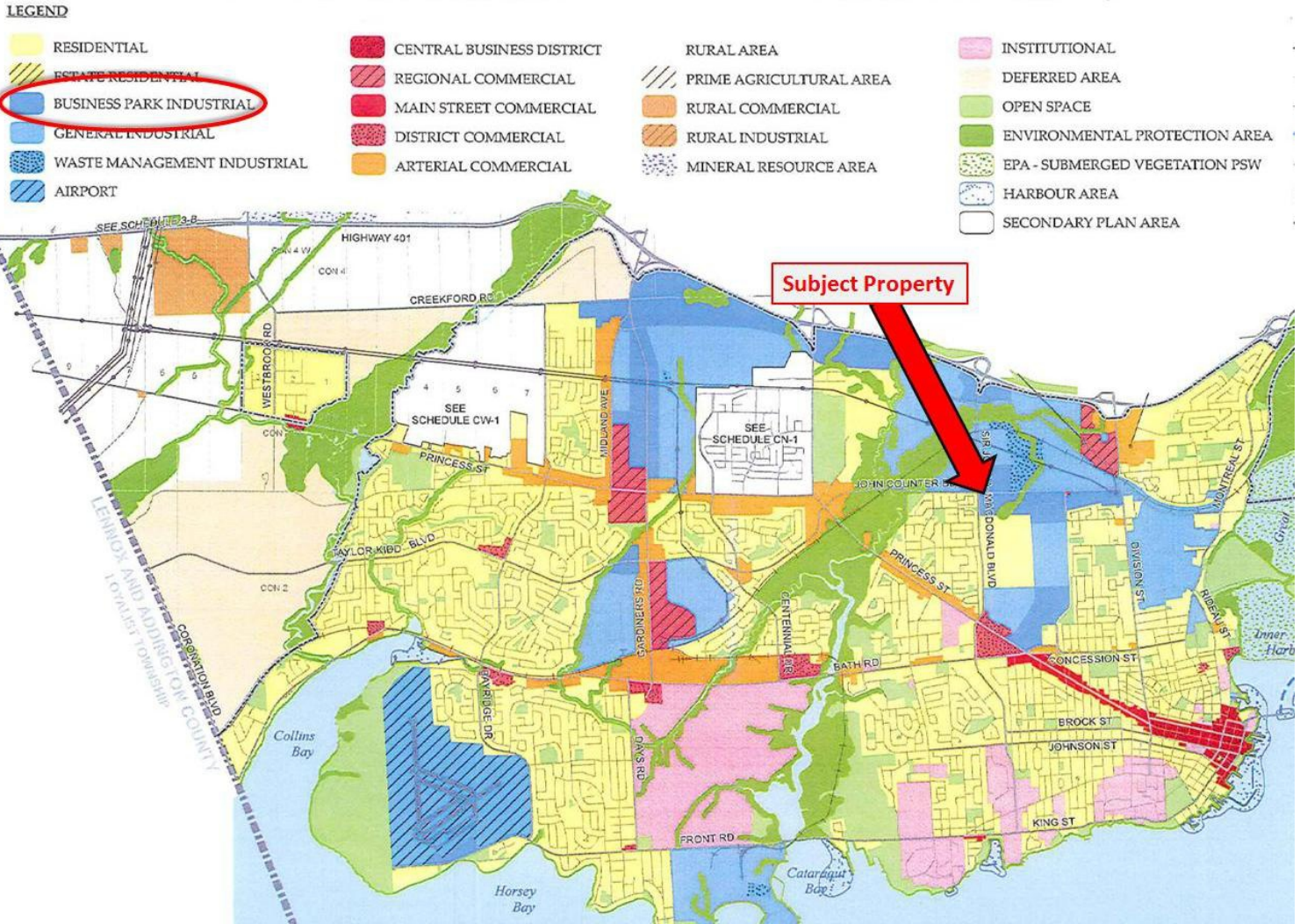
Rogers & Trainor Commercial
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New Official Plan



TRAFFIC COUNTS

Sir John A. MacDonald Blvd @ John Counter Blvd.

AADT 2008

North: 25,374	East: 24,550
South: 19,626	West: 24,236