

# Location & Surrounding Businesses

# Development Land For Sale

Midland Ave. & Cataraqui Woods Dr.  
Kingston, Ontario

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



This prime development site is located in Kingston's quickly growing west end.

**Sale Price:** \$1,539,000

**Sale Price Per Acre:** \$300,000

**Realty Taxes:** T.B.D.

**Site Area:** 5.13 acres

**Frontage:** 550.59 feet

**Depth:** 405.63 feet

**Zoning:** "D" - Development

**Legal Description:** PT LT 9, Con 3, PTS 3,4 & 6-9 13R9523; S/T & T/W Fr729361 Former Township of Kingston, City of Kingston, County of Frontenac

**Roll Number:** 101108020001809

**PIN:** 360890553

## DEVELOPMENT LAND

For more information please contact:



**Marilyn Rogers**  
Broker  
613-384-1997 (12)  
mrogers@rtcr.com



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

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

[www.rtcr.com](http://www.rtcr.com)

**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 the corner of Midland Avenue and Cataraqui Woods Drive is zoned D-Developed.

The following uses are permitted:

### Residential Uses:

- An existing single-family dwelling house
- An accessory dwelling house

### Non-Residential Uses:

- A cemetery
- A church
- A farm other than a specialized farm
- A fraternal lodge or community centre
- A public use, in accordance with the provisions of Section 5(18)
- A seasonal fruit, vegetable, flower or farm produce sales outlet, provided such produce is the product of the farm on which such sales outlet is located

**NOTE:** This property is subject to re-zoning

## TRAFFIC COUNTS

Midland Avenue @ Cataraqui Woods Drive  
AADT 2006

NORTH: 10281

EAST: 2277

SOUTH: 10194

WEST: 6159

### Location

Corner site just north of Wal-Mart, Loblaws, LCBO and the Cataraqui Town Centre. A large residential subdivision abutts this property. Making this property a great opportunity for either a new residential or commercial development and with the property being subject to re-zoning offers many possibilities to interested parties.

### Municipal Services

There are full municipal services to the site including:

- Municipal water
- Municipal sewers
- Hydro
- Natural gas

