

Location & Surrounding Businesses

Commercial Land For Sale

2278 Princess Street, Kingston, Ontario

Rogers & Trainor
COMMERCIAL REALTY (2009) INC.
BROKERAGE



This prime commercial property consists of approximately 4.46 acres of commercially zoned development land located on the east side of the Goodyear-Jiffy Auto Service. Excellent growth area with Rona and Freshco to the west. Other major retailers in the area include Costco, several Automobile Dealerships, Motels, Restaurants, etc.

Sale Price: \$1,000,000

Sale Price Per Acre: \$224,215.25

Realty Taxes: \$11,113.49 (2010)

Site Area: 4.46 +/- acres

Frontages: 100 +/- feet of frontage on Princess Street

Zoning: C2- Commercial

Legal Description: PT LT 15, Con 3, & PT LTS 9, 10 & B, PL 60, PTS 5, 6 & 7, 13R14458; Former Kingston Township, Now City of Kingston, County of Frontenac

Pin Number: 360860772

Roll Number: 101108019000500

**COMMERCIAL
LAND**

For more information
please contact:



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

Providing Solutions

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2278 Princess Street is zoned C2-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 personal service shop
- 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

TRAFFIC COUNTS

Princess St. @ Sydenham Rd.
AADT 2007

North: 14,803

East: 32,534

West: 30,180

Location:

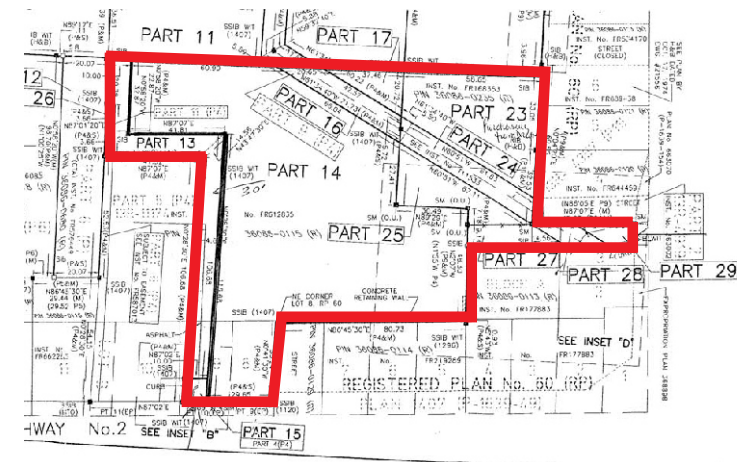
This prime commercial site is located on Princess Street close to many major retailers in an excellent growth area. The site is 4.46 acres in size and has approximately 100 +/- feet of road frontage on Princess Street with access points from Sydenham Road and Princess Street.

The property abuts a new residential development and has great exposure from two high traffic streets in Kingston.

Municipal Services:

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

Survey- 2278 Princess Street



Notes:

- Ontario Hydro Easement has been removed from the site
- Seller owns former Right of Way off of Sydenham Road
- Seller owns eastern half of entranceway onto site
- Part 13 is an easement
- Seller rents parking space to Goodyear-Jiffy Auto Service fir \$250/month