

# FOR SALE

2500 Princess Street, Kingston, ON  
\$990,000 | 9.984 Acres | Redevelopment



## PROPERTY FEATURES

- Prime development site on Princess Street, subject to zoning
- Two structures in place on the property:
  - A rental accommodation
  - A free standing structure for retailing

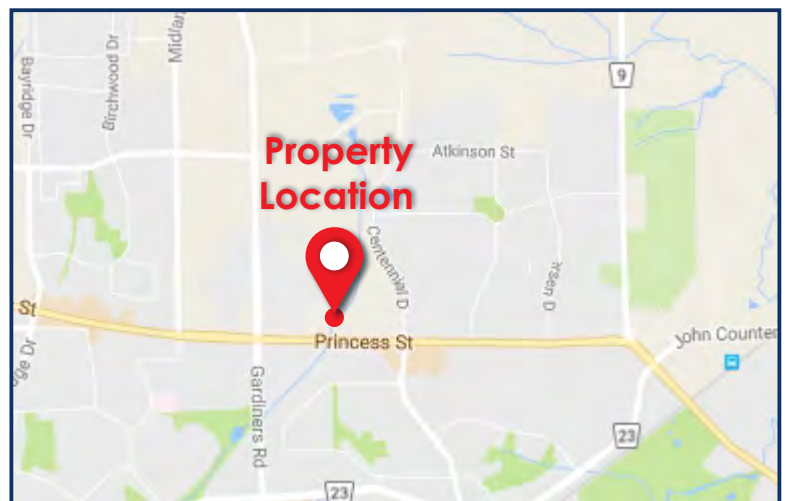
**Sale Price:** \$990,000

**Taxes:** \$29,350.64 (est. 2017)

**Zoning:** M2-32

**Lot Size:** 9.984 Acres

**Location:** Princess Street (north side),  
before Gardiners Road



## Providing Solutions

Laurence Trainor  
Broker  
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**Rogers  
& Trainor**  
Commercial Realty Inc.  
Brokerage

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

*Kingston Township Zoning By-Law Number 76-26*

**SECTION 25**

**LIGHT INDUSTRIAL ZONE (M2)**

**(1) USES PERMITTED**

No person shall within any M2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following M2 uses, namely:

**(a) RESIDENTIAL USES:**

an accessory dwelling unit. (83-43)

**(b) NON-RESIDENTIAL USES:**

an assembly plant;  
a contractor's or tradesman's shop;  
a dry-cleaning or laundry plant;  
a fabricating plant;  
a manufacturing plant;  
a processing plant;  
a public use, in accordance with the provisions of Section 5(18) hereof;  
a retail lumber outlet;  
a retail outlet, a wholesale outlet or a business office accessory to a permitted use;  
a service shop;  
a transportation depot;  
a warehouse.

**(2) ZONE PROVISIONS**

No person shall within any M2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

**(a) LOT AREA (minima):**

**(i) Accessory dwelling unit (83-43)**

- |            |   |                     |
|------------|---|---------------------|
| <b>(a)</b> | Lot served by a public water system and a sanitary sewer system     | 4,000 square feet   |
| <b>(b)</b> | Lot served by only a public water system or a sanitary sewer system | 15,000 square feet  |
| <b>(c)</b> | Other lots  | -22,000 square feet |

**(ii) Other uses**

*Kingston Township Zoning By-Law Number 76-26*

3 Cont'd:

(af) **'M2-32', 2500 Princess Street**

Notwithstanding the provisions of Section 25 hereof to the contrary, the lands designated 'M2-32' on Schedule 'A' hereto, the following regulations shall apply:

- i) Notwithstanding the provision of Section 25(1) hereof to the contrary, within the 'M2-32' zone, **only** the following uses shall be permitted:

a display and sales area for landscaping material;  
a self-storage facility;  
a construction equipment rental business;  
a contractor's or tradesman's shop;  
a processing plant for landscaping materials and display area  
an open storage area for pre-manufactured concrete products;  
a service shop;  
a retail outlet, a wholesale outlet or a business office accessory to a permitted use;  
a public use in accordance with the provisions of Section 5(18) hereof.

- ii) In addition to the provisions of Section 25(2)(i), all open storage and display areas that are visible to non-industrial use shall be visually screened by a fence and multi-level landscaping.

(By-law Number 76-26; 2011-106)

(ag) **M2-33 (2400 Highway 38 and part of 3175 Unity Road)**

Notwithstanding the provisions of Section 25 hereof to the contrary, the lands designated 'M2-33' on Schedule 'A' hereto and known municipally as 2400 Highway 38 and 3175 Unity Road, may be developed in accordance with the following special provisions:

- (i) Permitted uses:

The lands designated as M2-33 on Schedule 'A' hereto shall be used for no purpose other than the following uses:

a fabricating plant;  
a manufacturing plant;  
a contractor's or tradesman's shop;