

# FOR SALE

# MIXED-USE INVESTMENT OPPORTUNITY

\$799,000



## 154 DIVISION STREET KINGSTON

### PROPERTY DETAILS

- 1 x Commercial Unit: 500 sf.
- 1 x 3 Bedroom Residential
- 2 Parking Spaces On-Site
- All utilities separately metered & paid by Tenants

### LOCATION - DOWNTOWN KINGSTON

- Downtown Kingston's busiest intersection, surrounded by new and pending high-rise residential developments.
- Close proximity to Queen's University (500m) & high-traffic Dining, Retail and Entertainment venues.
- Located across from major transit hub providing excellent accessibility to all transit-linked areas of the City and outside the Downtown core.



## Rogers & Trainor

Commercial Realty (2009) Inc.  
Brokerage

[WWW.RTCR.COM](http://WWW.RTCR.COM)

20 Gore Street, Suite 102  
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613-384-1997

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Broker of Record

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# 154 DIVISION STREET KINGSTON

## SITE DETAILS

**PIN:** 360360127  
**LEGAL DESCRIPTION:** PLAN C15 PT LOT 12 PT LOT 7 B220  
**ZONING:** C1.286  
**NEIGHBOURHOOD:** Downtown - City Central East  
**SITE DIMENSION:** 37.45 ft x 36.25 ft  
**SITE AREA:** 1357.56 sf  
**PARKING:** 2 Spaces on Site along Division Street  
**TAXES** \$6,213.18 (2022)

## BUILDING DETAILS

**PROPERTY TYPE:** Mixed-Use 2 Unit:  
1 x Commercial (+/- 500 sf)  
1 x 3-Bed Residential (+/-994 sf)  
**EXTERIOR:** Brick  
**FOUNDATION:** Stone & Poured Concrete  
**ROOF:** Sloped Asphalt  
**WINDOWS:** Vinyl

## BUILDING SYSTEMS

**HEATING:** **Residential:** Electric Baseboard; Separately metered; Paid by Tenant  
**Commercial:** Gas Furnace; Separately metered; Paid by Tenant  
**COOLING:** **Commercial:** Central A/C  
**WATER/SEWER:** 2 Meters (1 x Residential; 1 x Commercial)  
**HOT WATER:** **Residential:** 1 x HWT (Electric; Rental)  
**Commercial:** - 1 x HWT (Gas; Owned)  
**ELECTRICAL:** **Residential:** 1 x Electrical on Breakers  
**Commercial:** 1 x Electrical on Breakers  
**SERVICES TO SITE:** All municipal services available

## FINANCIALS 154 DIVISION

### RESIDENTIAL INCOME

TYPE	LOCATION	LAUNDRY	RENT	UTILITIES
3-BEDROOM	2nd & 3rd Lvl	In-Suite	\$2,490.00	Paid by Tenant
<b>ANNUAL TOTAL</b>			<b>\$29,880.00</b>	

### COMMERCIAL INCOME

TENANT	PREMISES (SF)	TYPE	NET RENT	ADDITIONAL RENT (\$/PSF)
MARY J. CANNABIS	500	Triple Net	\$24,000.00	\$11.16
<b>TERM START: 01-Mar-19</b>		<b>TERM END: 29-Feb-24</b>		<b>RENEWAL: 2 x 60 Months</b>

EXPENSES	RESIDENTIAL	COMMERCIAL	TOTAL	RECAPTURE	NOTES
PROPERTY TAX	\$3,106.59	\$3,106.59	\$6,213.18	\$3,106.59	Year 2022 (Residential Full)
INSURANCE	\$1,350.00	\$1,350.00	\$2,700.00	\$1,350.00	Broker's Estimate
UTILITIES	\$0.00	\$0.00	\$0.00	\$0.00	All Utilities paid by Tenant's
RM	\$1,494.00	\$1,200.00	\$2,694.00	\$1,200.00	Broker's Estimate 5% Res Gross, 5% Comm Gross
MANAGEMENT	\$1,792.80	\$0.00	\$1,792.80	\$0.00	Brokers estimat RES only, 6% Gross
<b>TOTAL</b>	<b>\$7,743.39</b>	<b>\$5,656.59</b>	<b>\$13,399.98</b>	<b>\$5,656.59</b>	

**TOTAL GROSS INCOME** \$53,880.00

**TOTAL EXPENSES** \$13,399.98

**TOTAL EXPENSE RECAPTURE** \$5,656.59

**NET OPERATING INCOME** \$46,136.61

**CAPITALIZATION RATE** 5.77%

\* Current residential rent \$2,400.00/month. New 1-yr lease signed for May 1st 2023 at \$2,490.00/month

\* Expenses: Property Tax & Insurance allocation to Residential & Commercial Components = 50% each

\* Commercial Lease is Net Carefree to Landlord. Expense Recapture estimates reflects existing Triple Net Lease.





## Commercial Unit - 500 sf



- TYPE:** Commercial Retail
- STATUS:** Leased
- AREA:** 500 sf
- NET RENT:** \$2,000/yr (\$48 psf Net)
- ADDITIONAL RENT:** \$11.16 psf
- RENEWAL OPTION:** 2 x 60 Months
- PARKING:** 2 Spaces
- HEATING:** Gas Furnace
- COOLING:** Central A/C
- UTILITIES:** All paid by Tenant



**FOR SALE**

**154 DIVISION STREET KINGSTON**

**Residential Unit - 3-Bed/1 Bath**

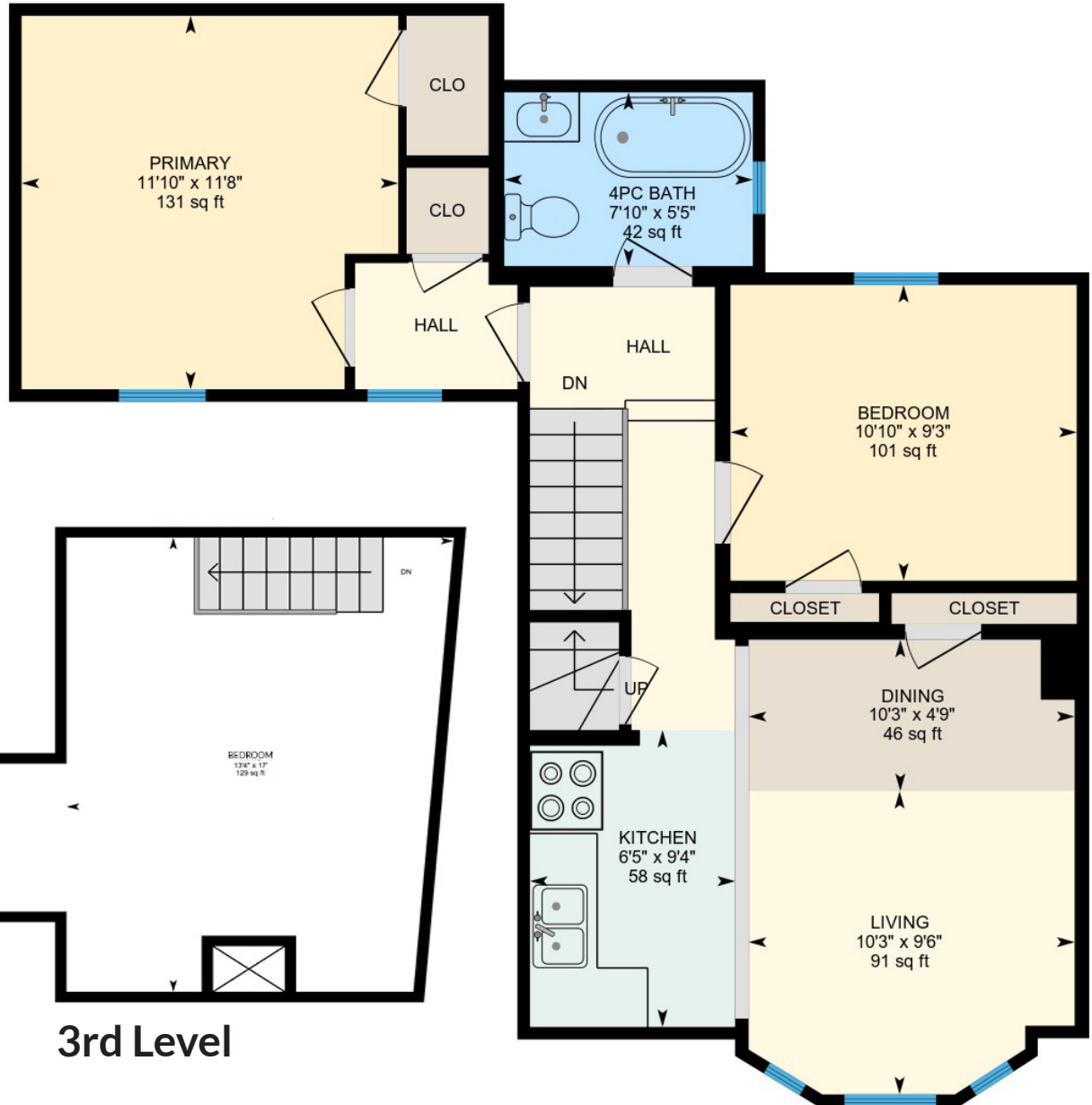


- TYPE:** Residential Unit:  
3-Bed/ 1 Bath (2nd Level)
- MARKET RENT:** \$2,490/month + Utilities (2023-2024)
- LAUNDRY:** In-suite
- HEATING:** Baseboard Electric
- UTILITIES:** Separate; Paid by Tenant
- STATUS:** Leased

Large 3-Bedroom unit spanning the upper level, with eat-in-kitchen / living room, large windows, 1 Full bath, in-suite laundry and separately metered for all utilities including heat, hydro, domestic and hot water. This unit is always leased with high demand.



**2nd Level**



**3rd Level**



**FOR SALE**

**154 DIVISION STREET KINGSTON**

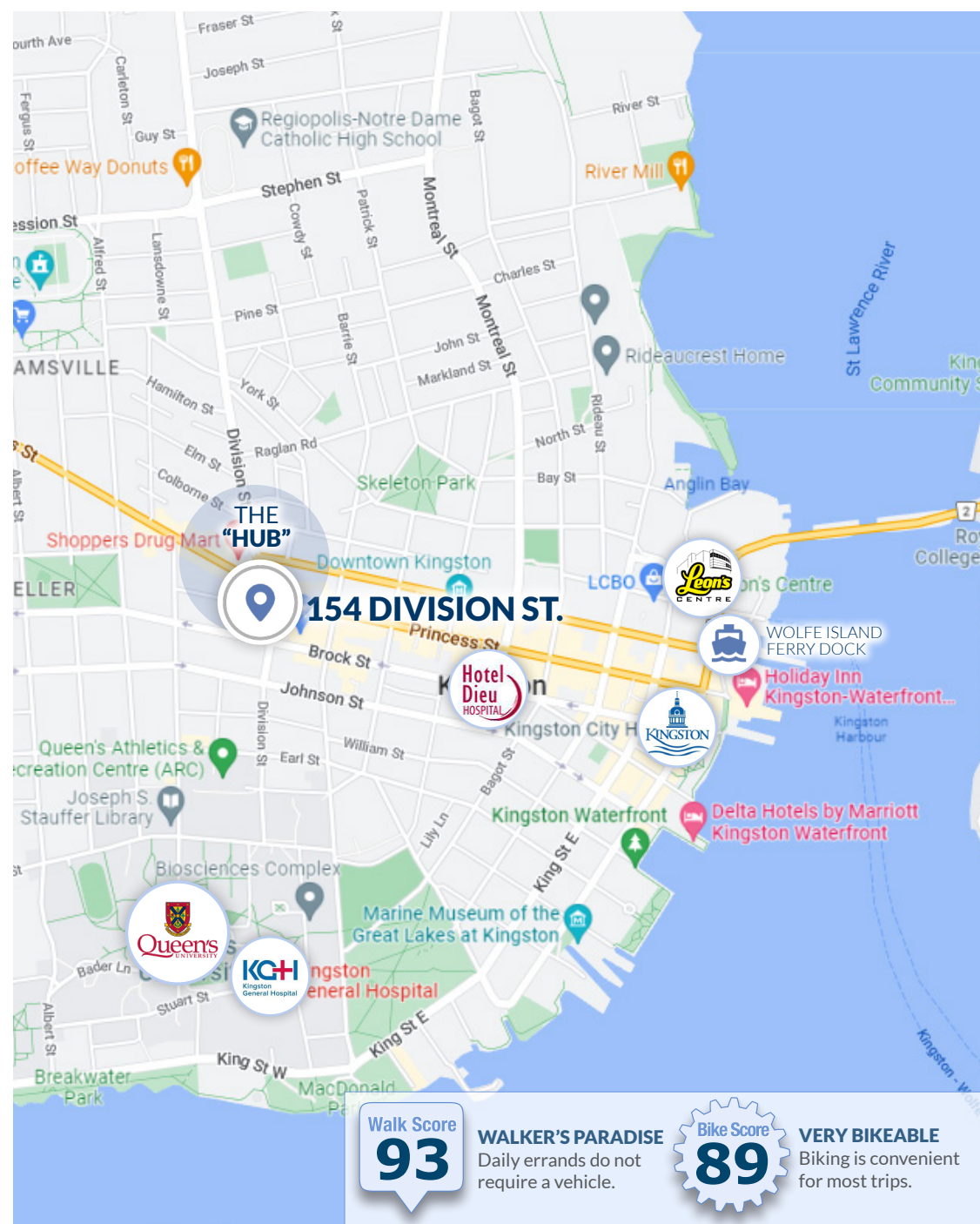
**VIRTUAL TOUR**





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## NEIGHBOURHOOD HIGHLIGHTS

### RESTAURANTS

- Meet Cuisine
- Copper Penny
- Minos
- The Grizzly Grill
- Geneva Crepe Bistro
- The Works

### GROCERY

- Metro
- The Grocery Basket
- Food Basics

### FITNESS & RECREATION

- Goodlife Fitness
- Artillery Park Fitness & Aquatic Centre
- Confederation Basin Marina
- Queen Street CrossFit
- Kingston's City Park
- Victoria Park

### SCHOOLS

- Queen's University
- Central Public School
- Sydenham Public School

## KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2017*
- Ranked #4** Top City in Ontario for Millennials *Point2 Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*