

**FOR SALE**

**2685 CREEKFORD ROAD, KINGSTON**

**\$1,790,000 - 3.7 ACRE DEVELOPMENT OPPORTUNITY**



**CLOGGS ROAD  
BUSINESS PARK EAST**  
Under development.  
Including 30 acre Li-Cycle, Kingston  
"Centre of Excellence" Facility.

### PROPERTY DETAILS

**PRICE:** \$1,790,000  
**PROPERTY SIZE:** Approx. 3.7 Acres  
**SERVICES:** Water, Hydro, Natural Gas  
**REALTY TAXES:** \$5,300.47 (2022)

### KEY FEATURES

- 3.7 acre site within 600 meters of Hwy 401 Exit 611 (Gardiners Rd/Hwy 38)
- Prime commercial location
- Range of industrial/business park permitted uses

**ZONING:** Business Park Zone- M1

**Permitted Uses Include:**

- call centre
- catering service
- contractor's yard
- laboratory
- light industrial use
- office
- outdoor storage (accessory to a principal use)
- production studio
- repair shop
- research establishment
- retail store (as 25% accessory use)
- training facility
- transportation depot
- warehouse
- wholesale establishment
- workshop

**Rogers  
& Trainor**

Commercial Realty (2009) Inc.  
Brokerage

**WWW.RTCR.COM**

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**JAMES WARD**

Broker

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**REPORTS & ADDITIONAL INFORMATION****REPORTS AVAILABLE****Archaeological:**

Abacus Stage 1 Archaeological Assessment

**Environmental:**

Pinchin Phase I & II ESA

**Geotechnical:**

GHD Geotechnical Investigation

**Proposed Intersection Design****Surveys:**

Smith & Smith Survey & Topo  
+ Locates East Land

Please contact the listing agent for information relating to proposed road upgrades at Creekford and Gardiners, sewer, and potential easements.



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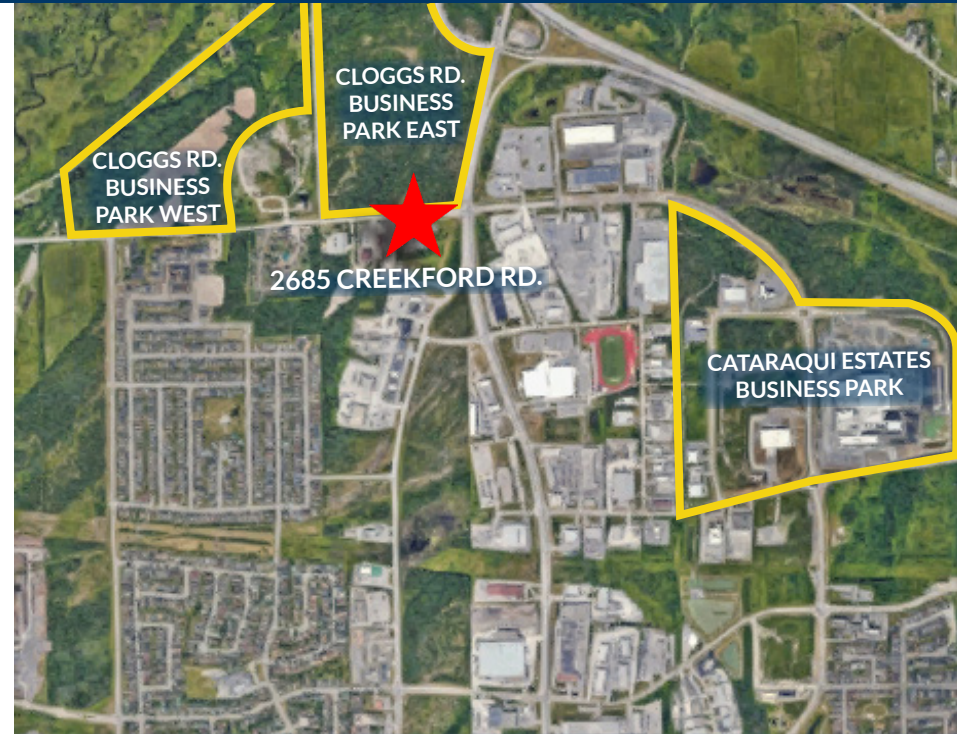
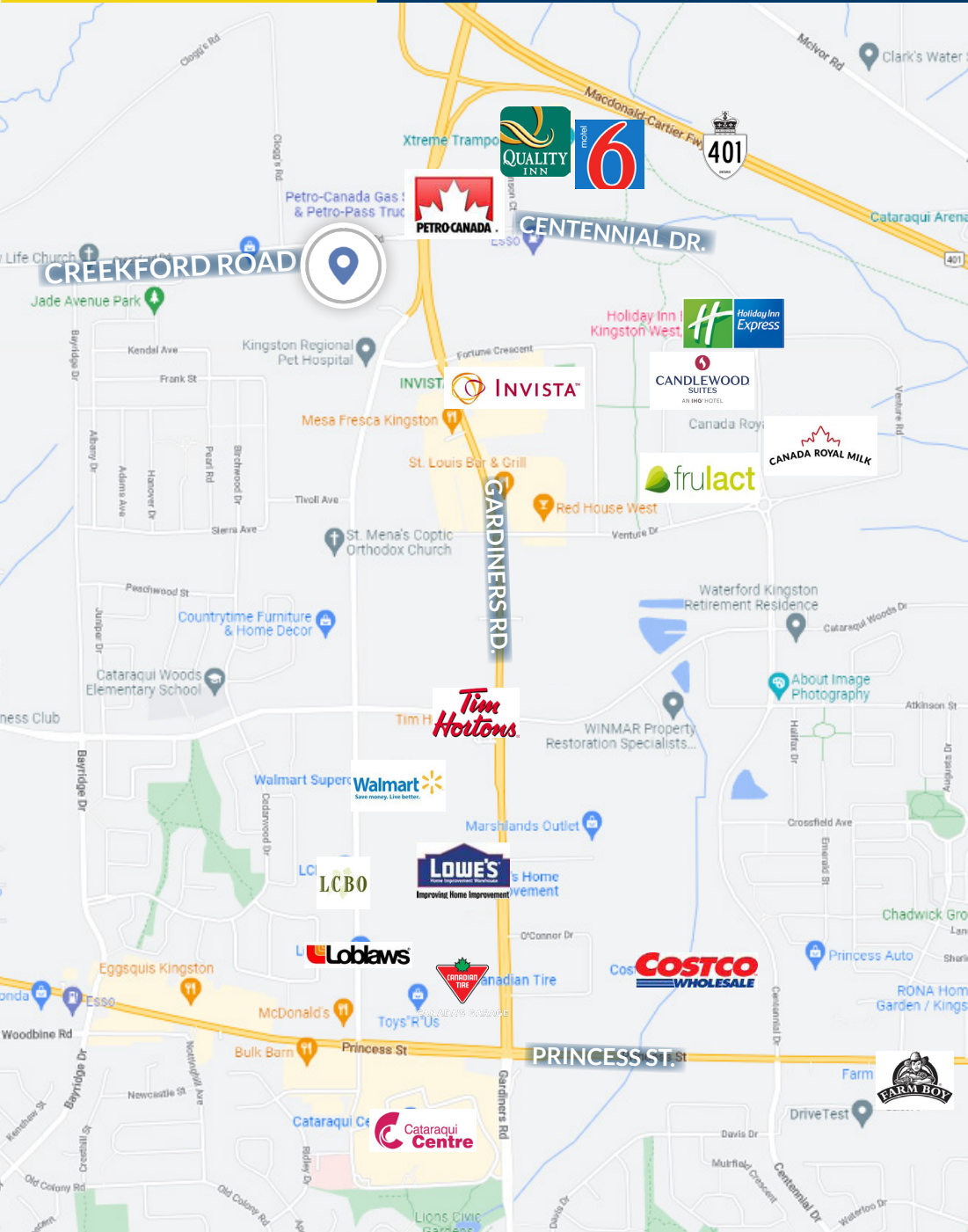
**2685 CREEKFORD ROAD - 3.7 ACRES, KINGSTON**

**SURVEY**



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## NEIGHBOURHOOD HIGHLIGHTS

### RESTAURANTS

- Red House West
- Quesada Burritos
- St. Louis Bar & Grill
- Limestone Kebab House

### FITNESS & RECREATION

- Fit4Less
- Planet Fitness
- Xtreme Trampoline Park

### GROCERY

- Loblaws
- Costco
- Farm Boy

### AMENITIES

- Lowe's
- Princess Auto
- Cataraqui Centre
- BMO, CIBC, RBC

## 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*

