

FOR SALE

RESIDENTIAL PROPERTY KINGSTON

\$419,000



23 DUFFERIN STREET KINGSTON

PROPERTY DETAILS

- Well maintained 1,700 sf semi-detached home in the desirable Inner Harbour Neighbourhood
- 3 spacious bedrooms and a full bathroom with laundry
- Oversized 126 ft deep lot with on-site parking
- Large fully fenced backyard offers a private oasis, ideal for gardening enthusiasts, outdoor activities, and pets
- Projected Market Rent on Turnover = \$2,375/month + Utilities

INNER HARBOUR NEIGHBOURHOOD

- Close proximity to Downtown Kingston, high-traffic commercial, entertainment and tourism venues
- 2 minutes to Food Basics, 6 minutes to Queen's Campus, 350m to Lake Ontario, 1.5 km to Kingston City Hall and Market Square
- Walking distance to several bus stops and the transit "hub" providing excellent accessibility to all transit linked areas of the City and outside Downtown core



VIRTUAL TOUR



SINA TAHAMTAN

Sales Representative

✉ stahamtan@rtcr.com

📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

☎ 613-384-1997 Ext. 18

Rogers & Trainor

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

FOR SALE

23 DUFFERIN STREET KINGSTON



SITE DETAILS

PIN: 360460043
LEGAL DESCRIPTION: PLAN C-10 PT LOT 5 B83 RP 13R9037 PARTS 1 & 2
ZONING: UR5 Residential
NEIGHBOURHOOD: Inner Harbour
LOT DIMENSION: 28 ft X 126 ft
BACKYARD: Fully fenced (chain-linked); Rear Deck
PARKING: 3 Spaces, On-Site
PROPERTY TAX: \$2,827.00
SERVICES TO SITE: All Municipal services available

BUILDING DETAILS

PROPERTY TYPE: Semi-Detached Residential, 2-Storey
SQUARE FOOTAGE: +/- 1,700 sf
EXTERIOR: Vinyl Siding
CONSTRUCTION: Wood Frame
FOUNDATION/WALLS: Concrete Block / Stone
BASEMENT: Crawl Space (+/- 675 sf)



All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtcr.com.

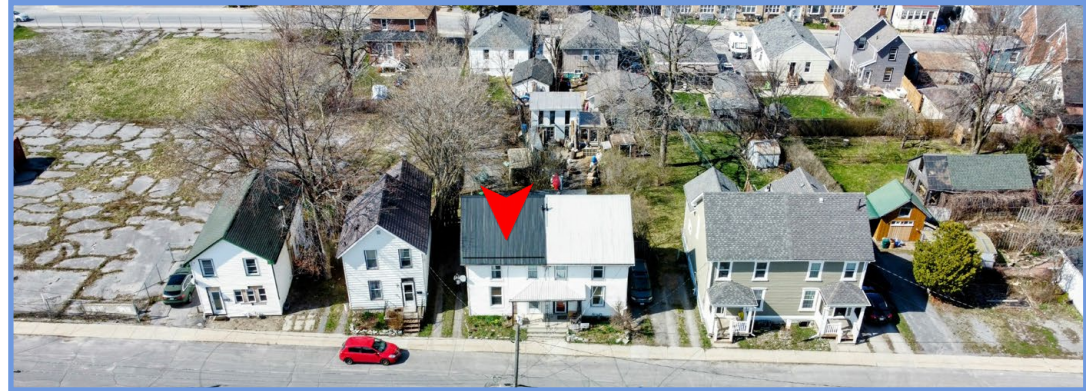
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SITE DETAILS

- ROOF:** Metal (main); Asphalt Shingles (rear) - 5 yrs
- WINDOWS:** Double Vinyl
- PLUMBING:** Copper / ABS
- ELECTRICAL:** Breakers 100A
- HEATING:** Forced Air Gas Furnace (10 yrs)
- WATER HEATER:** Electric, Owned (GSW Model 6G50SDE, 184L)



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PHOTOS



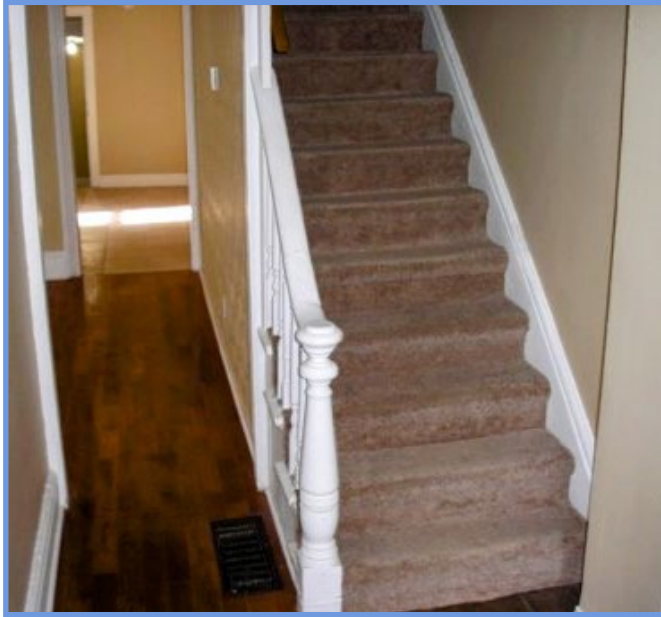
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INVESTMENT OPPORTUNITY



| | BEDS | TYPE | MONTHLY RENT | ANNUAL RENT | UTILITIES |
|---------|------|----------------|--------------|-------------|----------------|
| CURRENT | 3 | Month-to-Month | \$1,266.61 | \$15,199.32 | Paid by Tenant |
| MARKET | 3 | | \$2,375.00 | \$28,500.00 | Paid by Tenant |



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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Harpers Burger Bar
- Milestones
- Chez Piggy
- Grecos

FITNESS & RECREATION

- Skeleton Park
- Queen Street Fitness
- Megaffin Park
- Focus Personal Fitness Studio
- Goodlife Fitness

GROCERY

- Food Basics
- The Store Famous
- Union Market
- Memorial Centre
- Farmer's Market

SCHOOLS

- Queen's University
- Mulberry Waldorf
- Regiopolis High School
- Central Public School

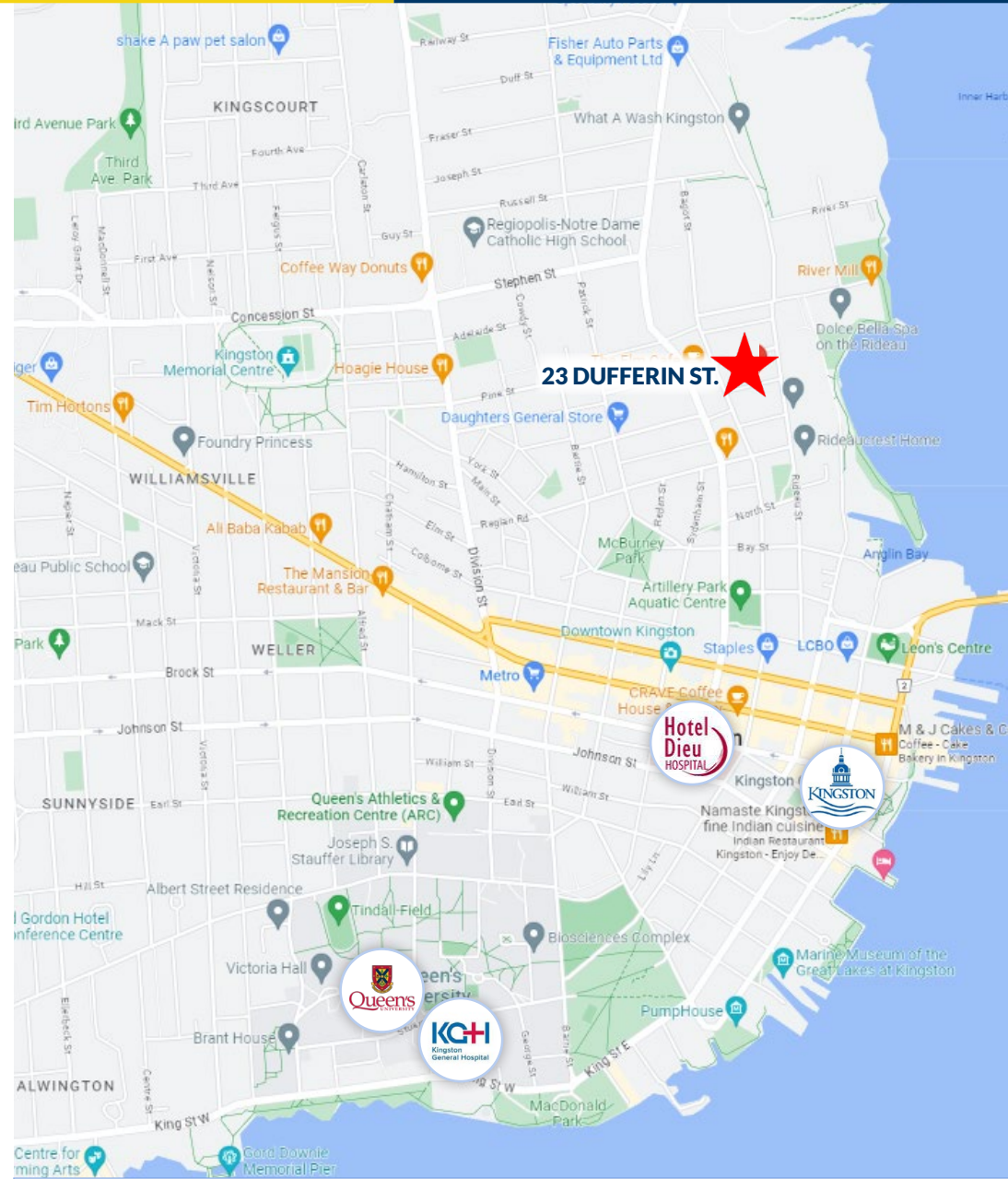
INNER HARBOUR DISTRICT

The Property is located just North of downtown Kingston in the Inner Harbour neighbourhood. 23 Dufferin Street is positioned less than 2.5 km away from Queens University and blocks away from the Downtown Core. In addition, there are plenty of parks to enjoy including Skeleton Park, Riverview Park, and Artillery Park.

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 *Point2Homes 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*



Walk Score
65

SOMEWHAT WALKABLE
Some errands can be accomplished on foot.

Transit Score
52

GOOD TRANSIT
Many nearby public transportation options.

Bike Score
87

VERY BIKEABLE
Biking is convenient for most trips.

