

# FOR SALE

# SINGLE DETACHED 2 STOREY HOME

## \$389,000



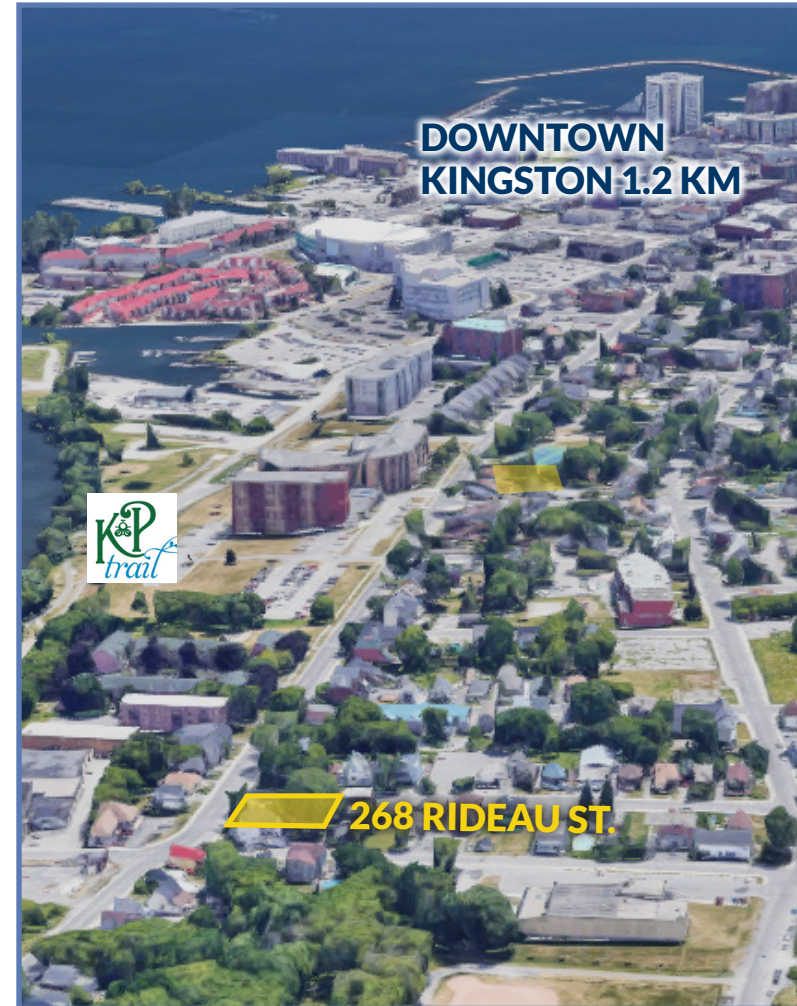
## 268 RIDEAU STREET KINGSTON

### PROPERTY DETAILS

- 2 Storey single detached family home in a well established residential neighbourhood
- Currently vacant, rent estimated at \$2,200 per month
- Tenant pays all utilities
- Landlord pays property tax, insurance, and hot water tank rental

### 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



**ECHO PERRY-CUMBERLAND**  
Sales Representative

✉ echopc@rtcr.com  
☎ 613-384-1997 ext. 13

**KOSTAS DOULAS**  
Broker of Record

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☎ 613-384-1997 Ext. 17

**Rogers & Trainor**  
Commercial Realty (2009) Inc.  
Brokerage

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

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

**FOR SALE**

**268 RIDEAU STREET KINGSTON**



**SITE DETAILS**

**LEGAL DESCRIPTION** PT PK LT 35, PL D21 PT 1 13R1710, T/W FR 698245, S/T EASMNT IN FAVOUR OF THE OWNERS OF PT 1, 13R17856 OVER PT 2, 13R17856 AS IN FC 1829;  
KINGSTON

**PIN** 360460036

**ZONING** UR5 (Urban Residential Zone)

**SITE DIMENSIONS** 24.5 ft x 59 ft

**SITE AREA** 1,356 SF

**TAXES** \$3,428.45 (2022)

**BUILDING DETAILS**

**BUILDING SIZE** 1,200 sf

**HEATING** Gas Fired Forced Air Furnace

**HOT WATER HEATER** Electric (Rental)

**UTILITIES** Paid by Tenant

**COOLING** Central Air (A/C)

**ELECTRICAL** 100 AMP

**WATER/SEWER** Municipal



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](http://www.rtcr.com).

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**268 RIDEAU STREET KINGSTON**

**INTERIOR PHOTOS**



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**INTERIOR PHOTOS**



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**FLOORPLAN - MAIN FLOOR****MAIN FLOOR**

EXTERIOR AREA 638.27

INTERIOR AREA 576.61



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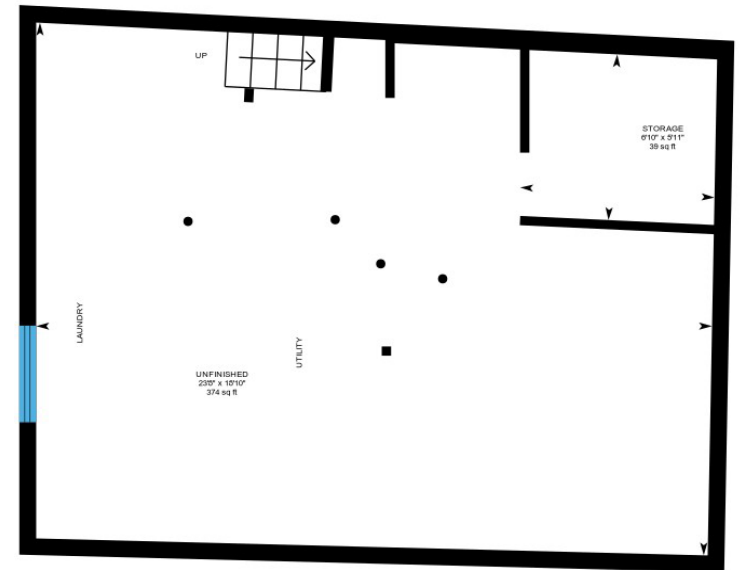
**FLOORPLANS - 2ND FLOOR & BASEMENT**



**2ND FLOOR**

EXTERIOR AREA 533.09

INTERIOR AREA 479.47



**BASEMENT**

EXTERIOR AREA 50.61

EXCLUDED AREA 424.62



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## FINANCIAL PROJECTIONS

BEDROOMS	TENANCY	EST. PROJECTED MONTHLY RENT	ANNUAL RENT
3	Vacant	\$2,250	\$27,000
EXPENSES		MONTHLY	ANNUAL
PROPERTY TAX		\$285.70	\$3,428.40
INSURANCE		\$100.00	\$1,200.00
HOT WATER TANK RENTAL		\$15.83	\$189.96
<b>TOTAL</b>		<b>\$401.53</b>	<b>\$4,818.36</b>

**CURRENT NOI**

**\$22,184.64**



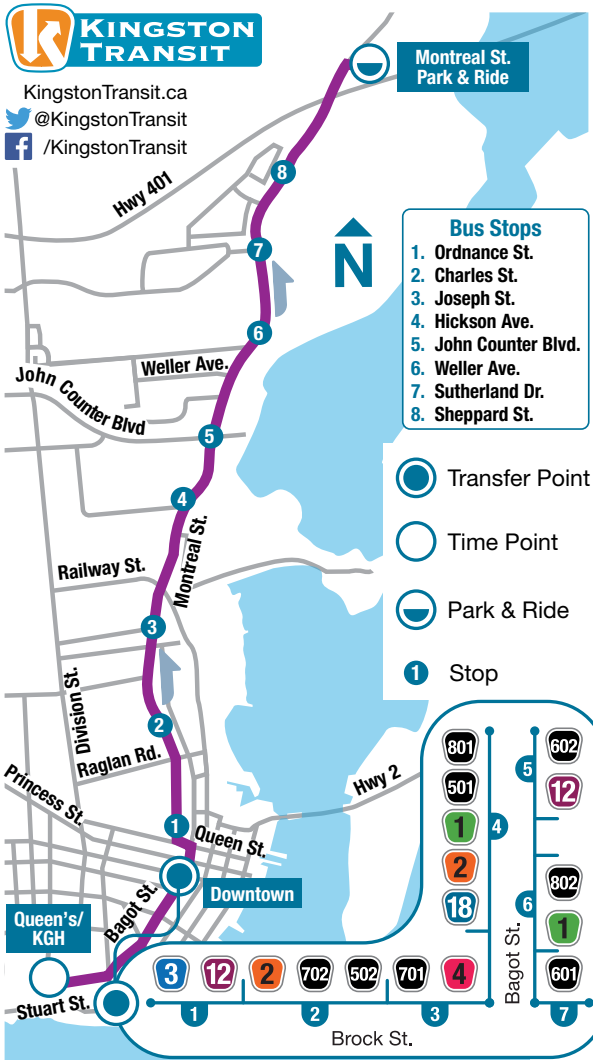
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**Rogers  
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## 802 Express | Downtown - Montreal St. Park & Ride



KingstonTransit.ca  
 @KingstonTransit  
 /KingstonTransit



### Monday - Friday

A.M.	6:00	6:05	6:17
	6:20	6:25	6:37
	6:40	6:45	6:57
	7:00	7:25	7:37

Every 20 minutes until  
 9:20 9:25 9:38  
 10:00 10:05 10:18  
 10:40 10:45 10:58

Every 40 minutes until

P.M.	3:40	3:43	3:57
	4:00	4:03	4:19
	6:40	6:45	6:58
	7:20	7:25	7:38

Every 40 minutes until  
 10:39 10:45 10:57  
 11:17 11:20 11:31\*

### Saturday - Sunday

A.M.	6:00	6:05	6:17
	6:40	6:45	6:57
	7:20	7:25	7:37
	8:00	8:05	8:17
	8:40	8:45	8:57

Every 40 minutes until  
 9:20 9:25 9:38  
 10:00 10:05 10:18  
 10:39 10:45 10:57  
 11:17 11:20 11:31\*  
 11:26 11:29 11:41\*

\* Service ends here

— In transit  
 ■ Holding

## 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. 268 Rideau 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.