



1485 Westbrook Road

Sportsplex Dome for Sale in Kingston, Ontario

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The Property

Built in 2014 and operated as a viable sportsplex until January 2023 - reception building of 7,280 SF and Sportsdome of 97,500 SF.

The Dome collapsed under heavy snow and has since remained closed. Pre-Covid, the business operated in a cash positive position with income potential on the horizon.

Ample on-site parking and easy access, this property of +/- 9.5 acres offers the new owner with plenty of potential. Repair estimates, business statements and other documents can be available to qualified parties.

**The property is being sold in as-is condition and the Seller makes no representations or warranties as to the condition of the facility. Qualified Buyer's will be given access to a Data Room with detailed information concerning the facility.*



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Located north west of Kingston, north of Westbrook Heights.

Building Highlights

96,000 SF Sportsdome (Built 2014. Deflated Jan 2023)

- Canvas inflatable
- 73' clear height
- two airlock drive in entrances
- Adaptable: soccer, golf range, trade shows, private events
- Electrical 800 Amps 600/347 Volt, 3 Pole; 150 Amp, 600/347 Volt 3 pole generator
- Unheated

7,280 SF Reception Centre

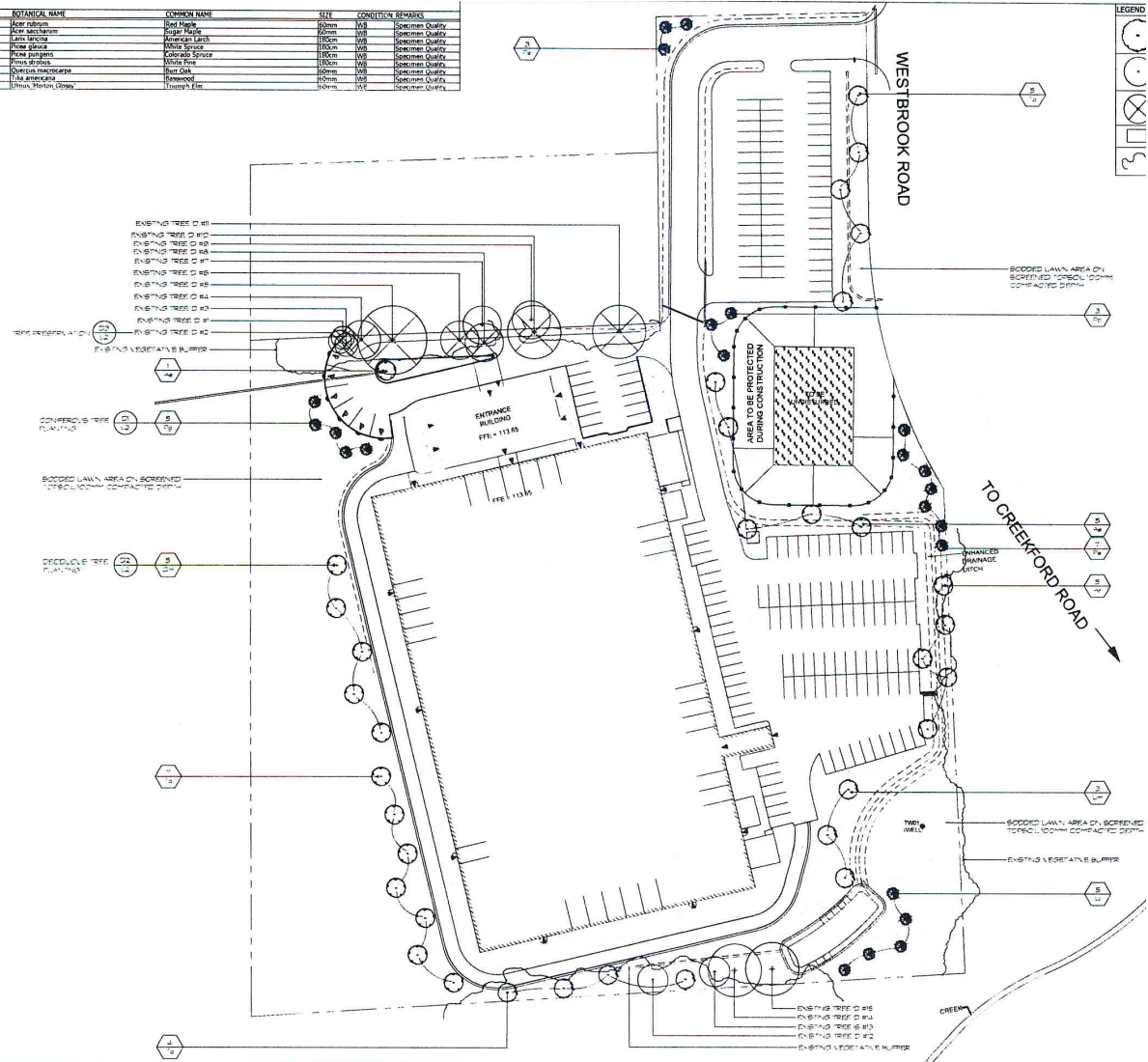
- Two storey - steel frame, slab on grade, steel exterior, EPDM roof
- Ground floor - Open reception, offices, meeting rooms, change rooms, weight/fitness room, elevator, snack bar, elevator
- Second level is large open space (unfinished - potential use could be restaurant/bar). Washrooms
- Heating - rooftop HVAC
- Electrical - 800 Amps 600/347 Volt 3 Phase with transformer. There is also a 150 Amp 600/347 Volt 3 phase Gererac back-up power system
- Sprinkler - Yes
- Sewer - on-site septic system
- Water - well. Water filtration system

	Site Area +/- 9.5 acres Size 103,280 SF
	Zoning: RU - Rural Commercial (General Open Space)
	Price: \$3,300,000 Taxes: \$160,250 (2022)
	Available: Immediate

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Site Plan

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
10	Acer rubrum	Red Maple	10"mm	WS	Specimen Quality
2	Acer saccharum	Sugar Maple	10"mm	WS	Specimen Quality
2	Larix laricina	American Larch	10"mm	WS	Specimen Quality
2	Picea canadensis	White Spruce	10"mm	WS	Specimen Quality
2	Picea pungens	Colorado Spruce	10"mm	WS	Specimen Quality
10	Picea canadensis	White Spruce	10"mm	WS	Specimen Quality
10	Quercus macrocarpa	White Oak	10"mm	WS	Specimen Quality
10	Thuja occidentalis	Greenery	10"mm	WS	Specimen Quality
2	Ulmus floridus/ulmus	Trunk Elm	10"mm	WS	Specimen Quality



Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2023.

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Photos



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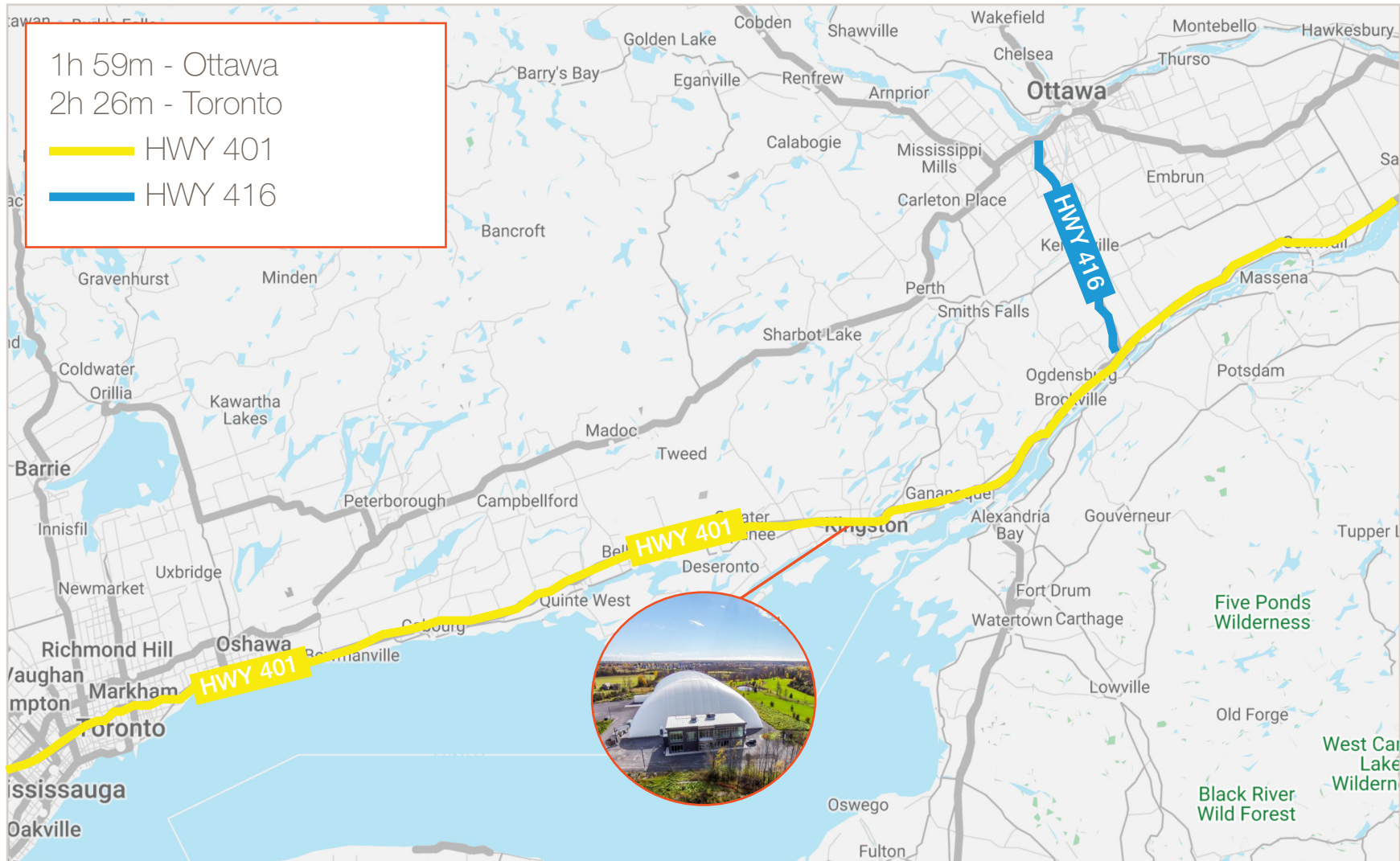
Land Parcel



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