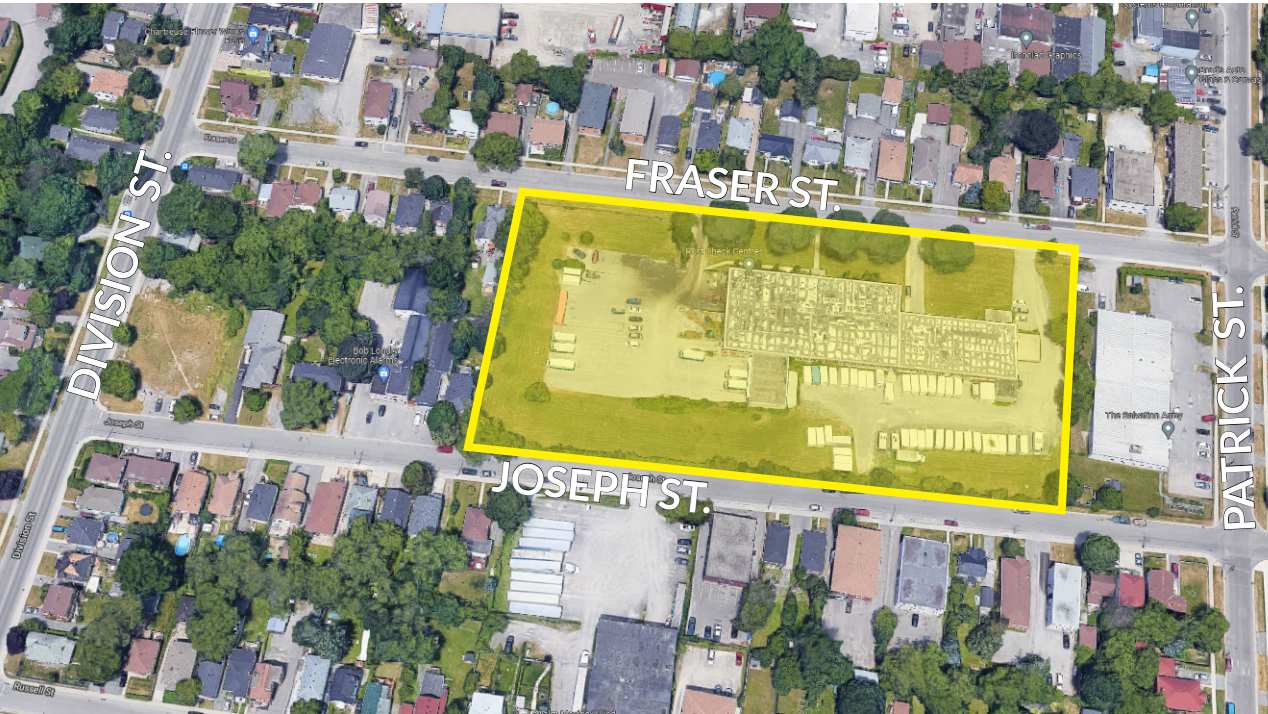


# FOR SALE

# INDUSTRIAL PROPERTY

**\$4,899,000**

**102 FRASER STREET KINGSTON**



## PROPERTY DETAILS

- PRICE:** \$4,899,000
- PROPERTY TAXES:** \$28,105.35 (2021)
- SITE DIMENSIONS:** Frontage 638.91 FT+/-  
Depth 294.16 FT+/-
- SITE AREA:** 4.332 AC+/-  
188,701.93 SQ. FT+/-
- OP DESIGNATION:** Residential
- CURRENT ZONING:** M6 Industrial
- NEW ZONING:** DR Development Reserve

*\*City of Kingston, New Zoning Bylaw Second Draft designation*

## LOCATION

Kingston is strategically located along the shores of the St. Lawrence River, close to the US Border and just a few hours from Montreal, Ottawa and Toronto, making it a perfect spot to live and a hot spot for tourists. A vibrant and prosperous downtown core features over 100 restaurants, 200 plus specialty stores and over 400 commercial businesses in a beautiful, historic waterfront setting.

**Rogers  
& Trainor**

Commercial Realty (2009) Inc.  
Brokerage

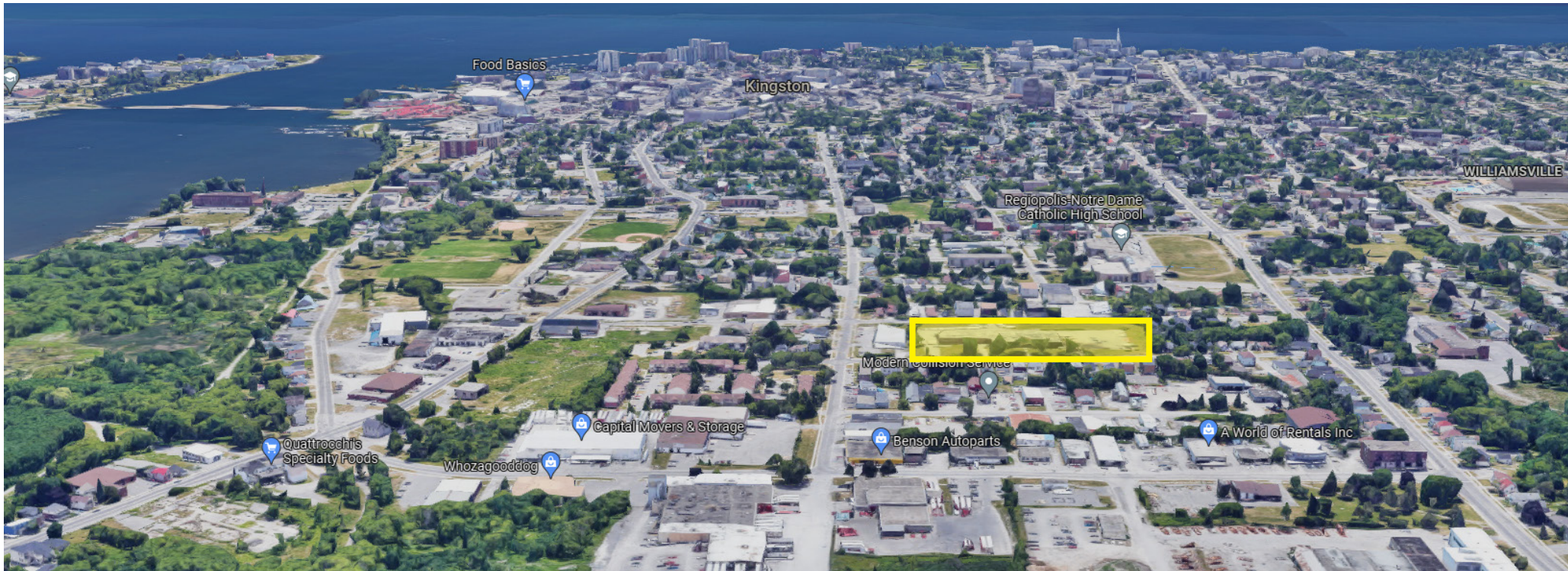
[WWW.RTCR.COM](http://WWW.RTCR.COM)

**KOSTAS DOULAS**  
Broker of Record

✉ [kdoulas@rtcr.com](mailto:kdoulas@rtcr.com)  
☎ 613-384-1997 ext. 17

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

*All information provided is deemed reliable but is not guaranteed and should be independently verified.*



Situated half a block East of Division St. fronting on both Fraser St. and Joseph St. abutting northern boundary of Inner Harbour Neighbourhood.

Designated Residential under the Official Plan which encourages the redevelopment of the property to residential use.

Currently used as a self storage facility with 2 industrial tenants providing positive cash flow.

<b>PROPERTY TYPE:</b>	Single Story Industrial Building	
<b>BUILDING AGE:</b>	Built in 1957 with an addition in 1979	
<b>ZONING:</b>	Current - M6 Industrial New Zoning - DR (Development Reserve) OP Designation - Residential	
<b>LEGAL DESCRIPTION:</b>	PF LT 175-184 PL C22 KINGSTON AS IN FR579512; KINGSTON; THE COUNTY OF FRONTENAC	
<b>PIN:</b>	360550074	
<b>SITE DIMENSIONS:</b>	Frontage	638.91 FT+/-
	Depth	294.16 FT+/-
<b>SITE AREA:</b>	4.332 AC+/- 188,701.93 SQ. FT+/-	

<b>BUILDING SIZE:</b>	Approximately 31,000 SQ. FT +/-
<b>CONSTRUCTION:</b>	Concrete block masonry with open web steel joist with wood plank decking
<b>FOUNDATION:</b>	Concrete
<b>EXTERIOR:</b>	Brick/Concrete Block
<b>ROOF:</b>	Built Up asphalt and EPDM
<b>FLOOR PLATE:</b>	Slab on Grade
<b>ELECTRICAL:</b>	1,200 Ampere, 600 Volt, 3 Phase service
<b>HEATING:</b>	Natural gas fired suspended unit heaters/ radiant tub heaters and electric base boards heaters
<b>PARKING:</b>	Asphalt surface parking



# POTENTIAL RESIDENTIAL REDEVELOPMENT 102 FRASER STREET

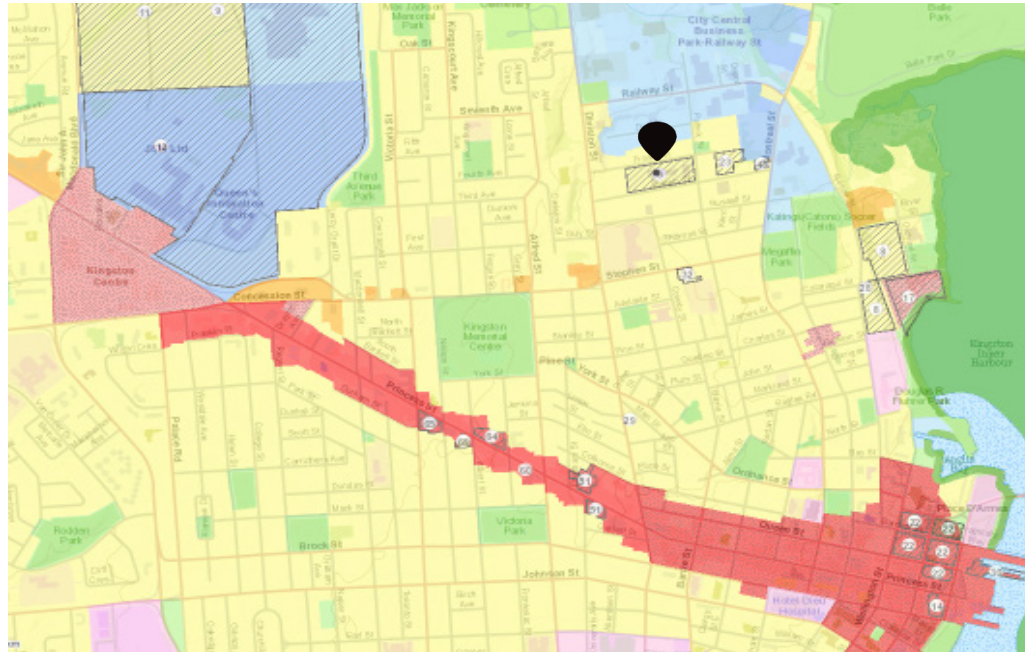


- The property is designated as Residential under the Official Plan
- Potential to redevelop the site with higher density with combination of single lots, semi-detached, stacked townhomes and midrise multi-res.



## OFFICIAL PLAN LAND USE MAP (RES)

## ZONING BYLAW SECOND DRAFT (DR)



- CENTRAL BUSINESS DISTRICT
- OPEN SPACE
- RESIDENTIAL
- MAIN ST. COMMERCIAL
- BUSINESS PARK INDUSTRIAL

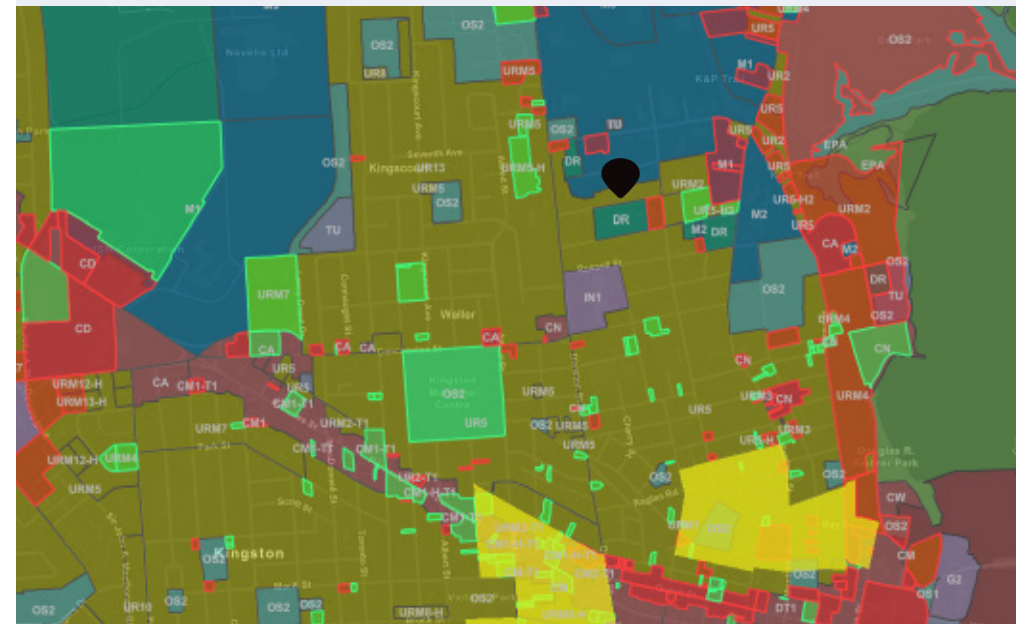
### 102 Fraser Street and 342 Patrick Street, Schedule 3-D, SSP Number 6

**3.17.6.** The manufacturing plant municipally known as 102 Fraser Street and shown on Schedule 3-D as Area 6 is recognized as an established industrial operation and may be recognized as an existing industrial use in the implementing zoning by-law. The facility located at the corner of Fraser Street and Patrick Street, known municipally as 342 Patrick Street, is recognized as a community facility use. However, the properties are designated as Residential on Schedule 3-A. It is the intent of this Plan that should one or both of these uses be discontinued or relocated, the respective property should be converted to a residential use such that it can be integrated into the surrounding residential area. The Plan also intends that further analysis be undertaken to determine an appropriate density level for such conversion to ensure *compatibility* with the adjacent structure of densities in the area.

(Amended by By-Law Number 2017-57, OPA Number 50)



- The City currently has five separate zoning by-laws, with several dating from the 1970's.
- It is currently in the process of updating the zoning across the City, with the new zoning by-law expected to be approved in Q1 of 2022.
- As part of the update the City has undertaken a strategy for certain properties to allow them to be more easily developed.
- Please contact the Listing Agents for copies of the proposed zoning for the subject property



## A THRIVING BUSINESS COMMUNITY

### KINGSTON ADVANTAGE: WAREHOUSING & LOGISTICS

The City of Kingston is a liveable 21st century city and is a premier location for warehousing & logistics opportunities. Kingston is the regional centre for Eastern Ontario and represents 25M people and the third largest GDP in North America within an 8-hour drive. Companies choose Kingston for the ideal logistics along Highway 401, close proximity to 1000 Islands International Bridge, Picton Deep Water Port and proximity to major Canadian cities. The 1000 km of fibre optics cable, proximity to markets and workforce make Kingston an ideal location for investment.

## SKILLED AND MOTIVATED WORKFORCE



# 2.6%

## 2019 GDP GROWTH



### POPULATION

# 176,000

# #1 SMALL CITY

## FOR FOREIGN DIRECT INVESTMENT STRATEGY

# 10 MIN

## AVERAGE COMMUTE TO WORK

### INNOVATION & ENTREPRENEURSHIP

Kingston's culture of innovation and entrepreneurship is growing and bringing with it new people, big ideas, diverse personalities and a fresh outlook on how to drive economic development. The city is located in an easy-to-access ecosystem, within driving distance from major urban markets: Toronto, Montreal and Ottawa, offering incredible resources ranging from investors, mentors, acceleration programs, and infrastructure. Kingston is bringing people together, supporting their drive to create, explore and innovate.

Kingston develops new talent at three post-secondary educational institutions collectively attracting, educating, training and inspiring more than 45,000 students each year.

# 45,000

### STUDENTS ENROLLED

Queen's University, RMC  
St. Lawrence College



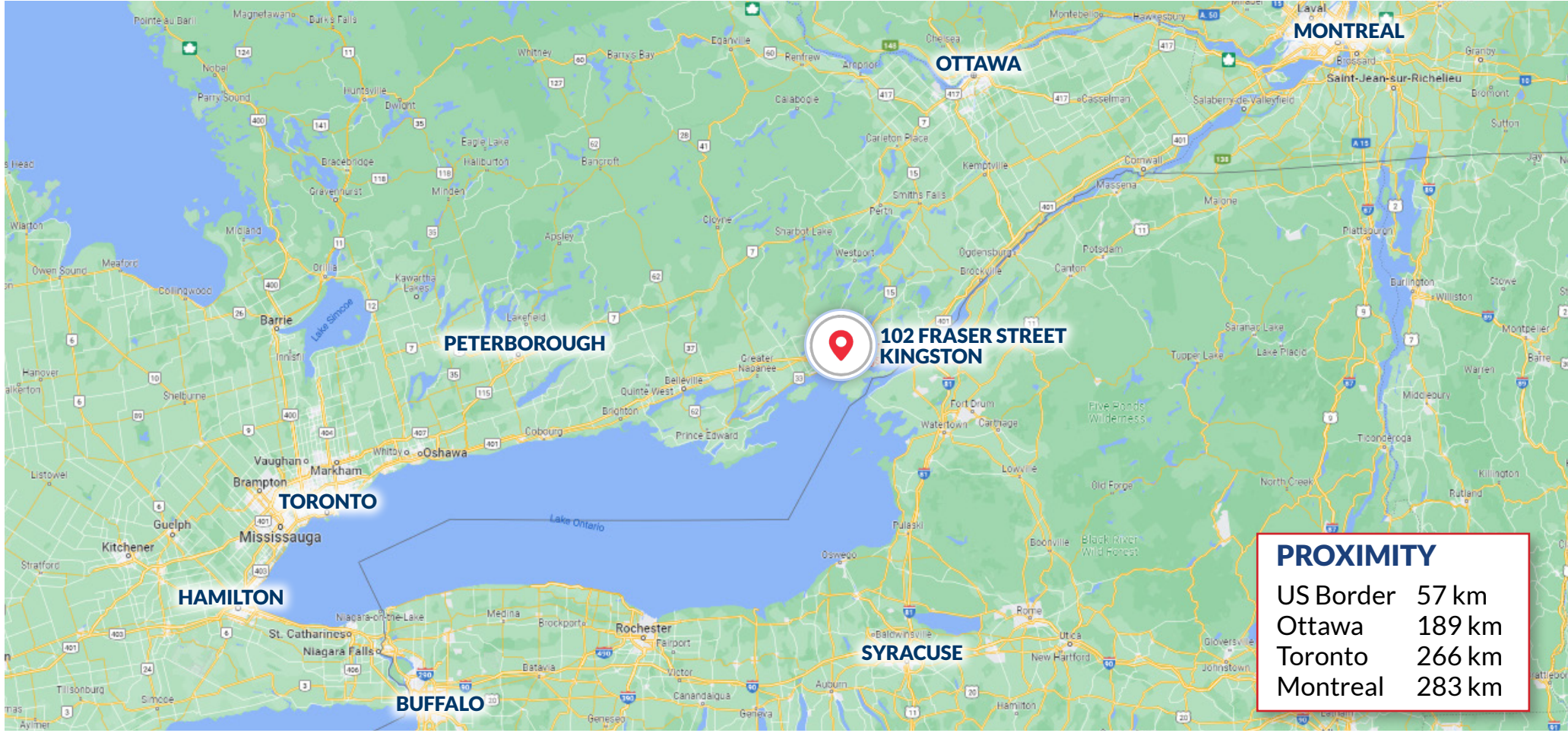
## ACCELERATE GROWTH WITH RESEARCH EXCELLENCE

Locating in Kingston helps companies execute a growth strategy.

Kingston has a strong history of innovative and leading research, development and manufacturing companies.

Businesses such as DuPont, INVISTA, Bombardier and GreenCentre Canada have significant global research and development facilities in order to take advantage of the research partnerships available with Kingston's local colleges and universities.





## KINGSTON NATIONAL RANKING

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*

## KINGSTON'S INDUSTRIES INCLUDE:

- Haakon Industries
- Gincor Werx
- Camtech Industrial Inc.
- Tri-Art Manufacturing
- Pure Ingenuity Inc.
- G S Manufacturing
- Messer Canada Inc.
- Hollingsworth Supply Services
- Epsilin Industries
- Invista
- Boc Gases Division of Boc Canada Ltd.
- Crom Welding & Fabrication
- Novelis Inc.
- Invista Canada Co
- Tomlinson Organics- Industrial Waste
- Tandett Industrial