

FOR SALE INVESTMENT/DEVELOPMENT OPPORTUNITY

46 MONTREAL STREET



\$4,490,000

PROPERTY DETAILS

- Prominent property in high-traffic corner location in Downtown Kingston.
- +/- 22,438 sf Total Built Area. Ground floor commercial, 34 Residential Suites on 2nd and 3rd floors.
- Excellent visibility and signage along Montreal St. and Queen St.
- Kingston's only 'Adult Entertainment Parlour' licence is attached to the real estate.
- Unique value-add investment property with future development potential.
- Property is being sold on an "as is, where is" basis.

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage

WWW.RTCR.COM

James Ward
Broker
jward@rtcr.com

☎ 613-384-1997 ext. 25

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

Sina Tahamtan
Sales Representative
stahamtan@rtcr.com

☎ 613-384-1997 ext. 18

ROYAL LEPAGE

ProAlliance Realty, Brokerage
INDEPENDENTLY OWNED AND OPERATED

Bob Joy
Sales Representative
bobjoy@royallepage.ca
☎ 613-539-5601
80 Queen Street,
Kingston, Ontario

PROPERTY DETAILS

PRICE: \$4,490,000
BUILDING AREA: +/- 22,438 SF
COMMERCIAL: 2 Units (+/- 7,967 SF total rentable area)
CAP RATE: +/- 10% (Brokers pro-forma)
LAUNDRY: On-site (coin-op); in-suite (#14)
PROPERTY TYPE: Commercial / Investment
PROPERTY DESC: Hotel; Entertainment; Multifamily
REALTY TAXES: \$34,236.07 (2023)
BUILDING AGE: Circa 1890
ZONING: DT1 - Downtown Zone 1
SITE AREA: 8,850 +/- SF
SITE DIMENSIONS: **Frontage:** 132 FT on Montreal Street
Depth: 68.4 FT on Queen Street
BUILDING AREA: **Ground Floor:** 8,713 SF (Clear Height 12 FT)
Second Floor: 7,613 SF (Clear Height 10 FT)
Third Floor: 6,112 SF (Clear Height 10 FT)
Total: 22,148 SF
CONSTRUCTION: Concrete, Steel & Masonry Construction

FOUNDATION: Stone; Concrete
EXTERIOR: Concrete; Brick; Stucco
ROOF: Pitched Metal Roof (*Northerly Section*);
Flat Roof (*Remainder*)
ACCESS/ENTRANCES: Numerous & Secured along Montreal Street
& Queen Street
HEATING: Natural Gas, 3 Boilers (2017);
Forced Air Furnace; Ductless
COOLING: Air Conditioning units on site
ELECTRICAL: 3 Phase (600 Amp); 1 Phase (220 Amp)
HOT WATER: Gas-Fired Hot Water Tank (owned)
PARKING: Municipal Lots nearby; Ample street parking
• Byron Lot (92m from Property)
• Springer Memorial Lot (120m from Property)
• Angrove Lot (200m from Property)
FIRE/SECURITY: Fireshield Plus Alarm System, 10 Zone Capacity,
Surveillance system on-site

SUITE MIX	EXISTING	UNDER DEVELOPMENT	TOTALS	UNIT SUMMARY		UTILITIES
Room Rentals	18	0	18	Entertainment Lounge & Sports Bar <ul style="list-style-type: none"> Ground Level +/- 7,967 SF Rentable Entertainment Lounge is Leased Residential 14 Units <ul style="list-style-type: none"> Second Level With In-suite washrooms Leased 	3 New Units Partially Developed <ul style="list-style-type: none"> Second Level 1 x Studio 1 x 1 + Den 1 x 2 Bedroom Residential 21 Units <ul style="list-style-type: none"> Third Level 18 Studio 1 Bedroom Suite 1x 4 Bedroom Suite Leased 	Main Account 46 Montreal Street <ul style="list-style-type: none"> Electricity Water/Sewer Gas Secondary Account Unit 1 <ul style="list-style-type: none"> Electricity Gas
Bach/1-Bath	12	1	13			
1 Bed/1-Bath	1	0	1			
1 Bed + Den/1-Bath	0	1	1			
2 Bed/1-Bath	1	1	2			
3-Bed/1-Bath	1	0	1			
4 Bed/1-Bath	1	0	1			
Totals	34	3	37			



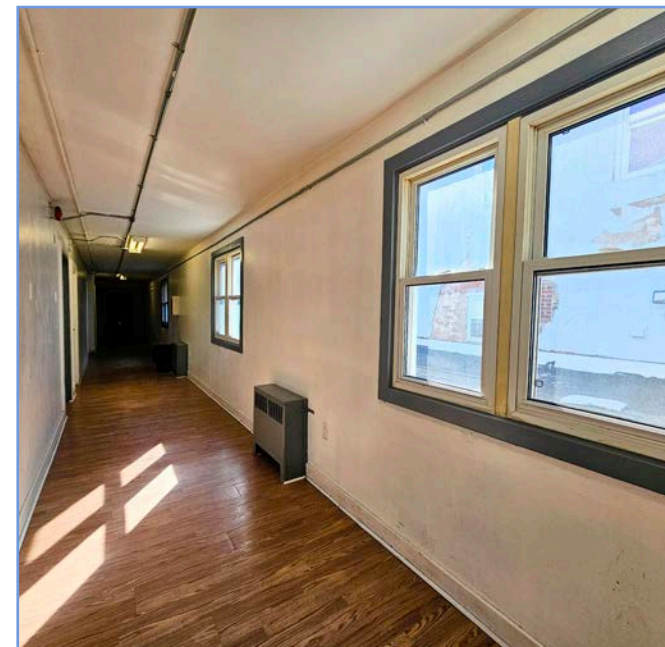
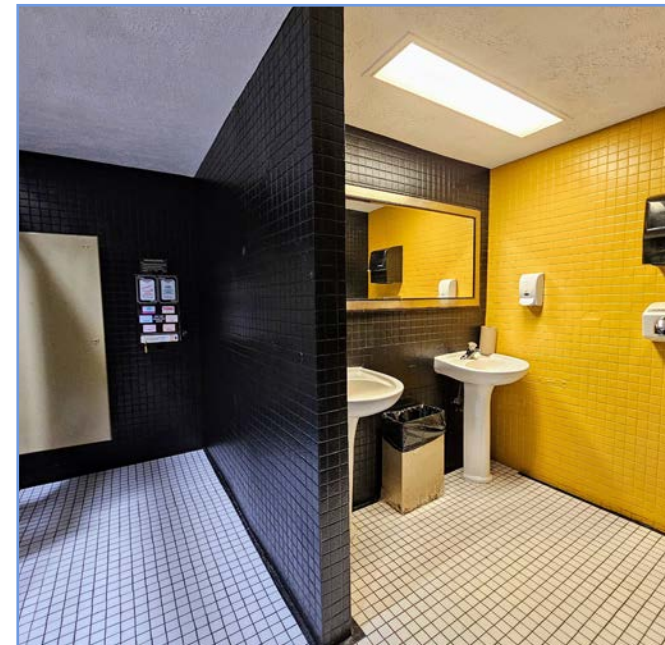
All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtrcr.com.

PHOTOS - EXTERIOR & GROUND FLOOR



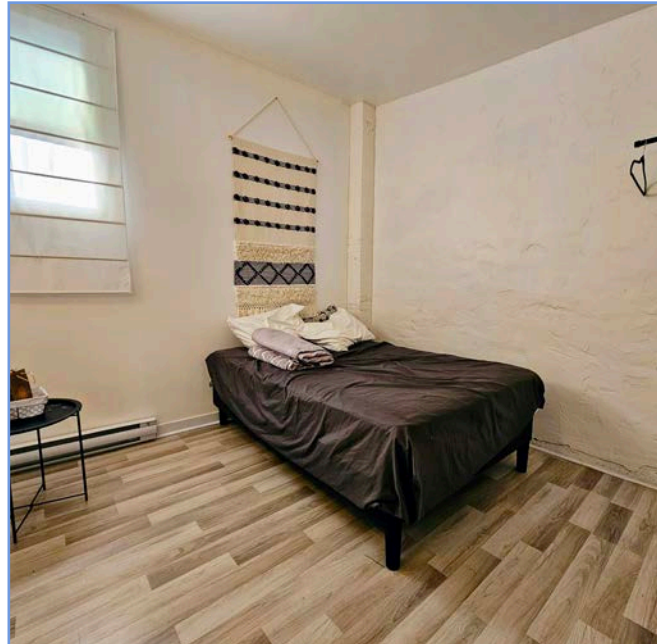
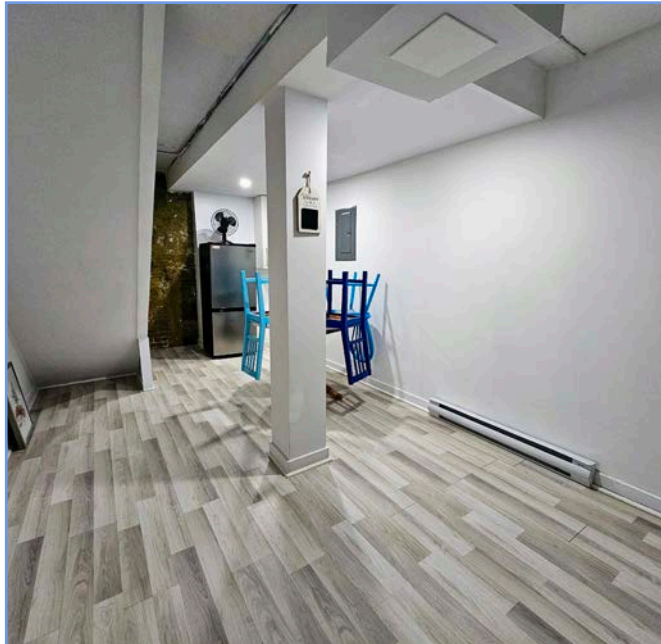
All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtrcr.com.

PHOTOS - GROUND FLOOR & UNDER DEVELOPMENT



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.rtrcr.com.

PHOTOS - UNIT 11 & BNB UNIT



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.rtrcr.com.

UPGRADES

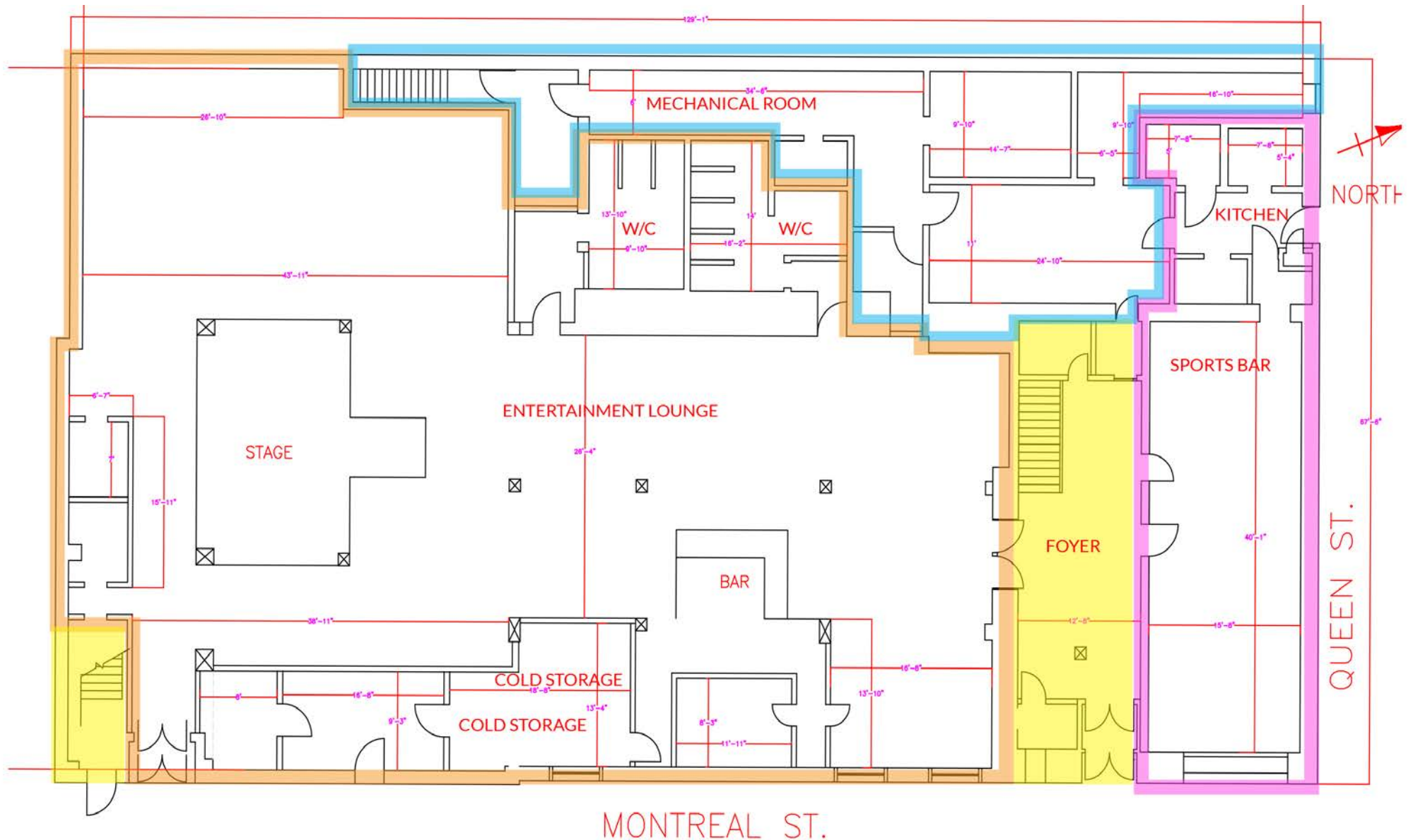
COMMERCIAL UNITS

Glass Washing Machine	Leased \$148 / month
Ice Making Machine	\$1000
New sound system in Entertainment bar	\$5500
Complete renovation of all seating and furniture in Entertainment Bar	\$7600
Complete redecoration of the Entertainment bar (repaint, repairs of drywall)	\$8400
New flooring around and behind the bar, new flooring on and around the dance floor and other high traffic areas	\$6750
Bathroom Renovations	\$3500
Dancer changing rooms renovation	\$3450
Dance booth renovations	\$1280
2 New TV's	\$600

DWELLING UNITS

New 2-Level 2-Bedroom/1-Bath Unit Created	
New 3-Bedroom/1-Bath Unit w/ in-suite laundry Created	
New common area flooring.	\$8730
Repainting of all common areas	\$5900
New bathrooms in rooms F & G	\$7500
Renovation of 12 rooms, repainting and new flooring	\$9600
New windows in 3 rooms	\$875
New shower controls and taps in 4 rooms	\$1675
Repairs to alarm systems and completed full annual inspection	\$2800
Upgrade to LED lighting in the commons areas and rooms	\$280
Additional Heat Pump added to the North (Sports) Bar	\$4500
4 New Refrigerators for rooms	\$600
Additional labor for small repairs, door locks, door jambs, skirting boards, ¼ rounds at floor, etc	\$7580
Door Lock Key changes and upgrades	\$780

FLOOR PLAN - GROUND FLOOR



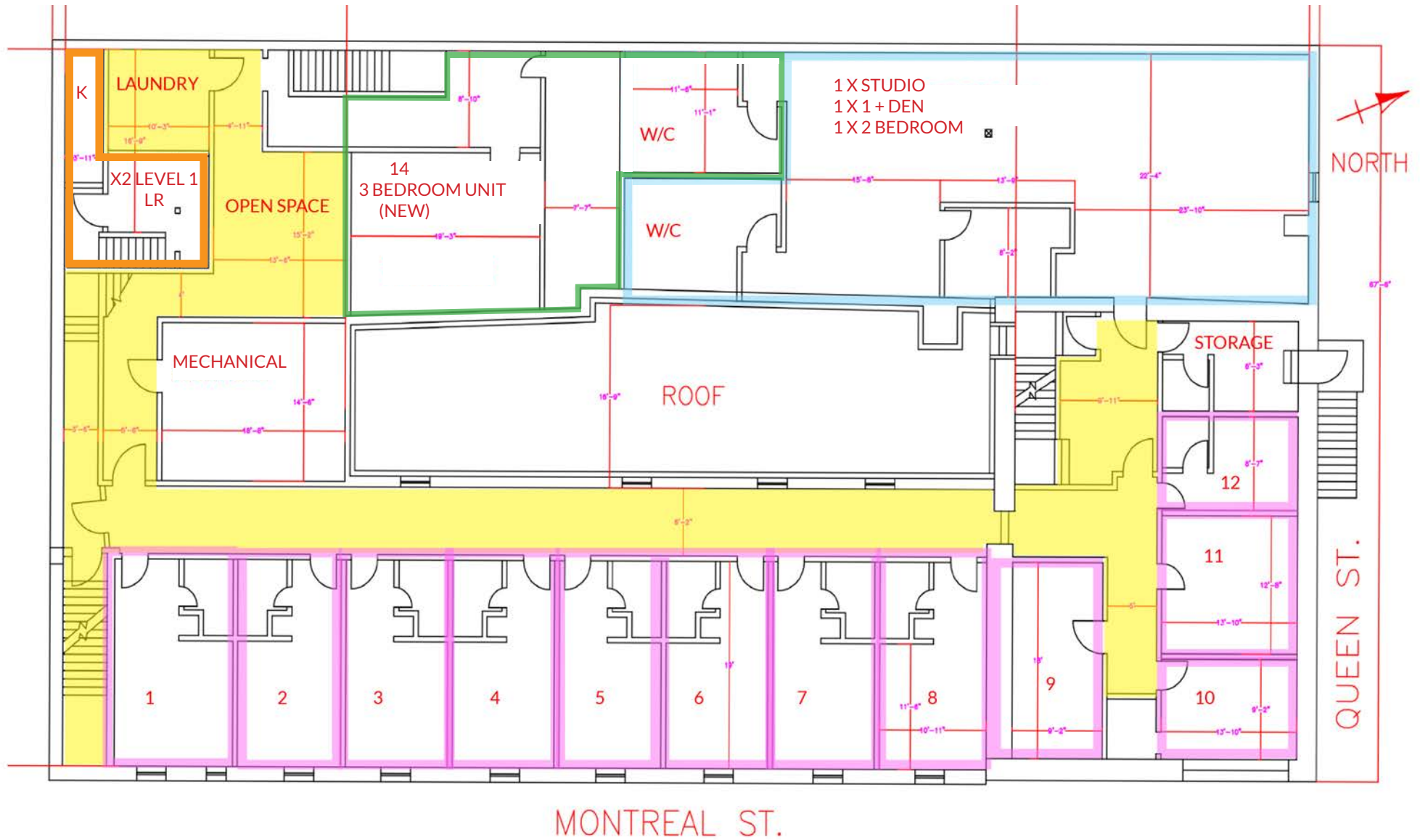
- Entertainment Lounge
- Sports Bar
- Common Area
- Mechanical Room

Entertainment Lounge
& Sports Bar
Ground Level
+/- 7,967 SF Rentable

Liquor License Capacity*
Entertainment Lounge: 322 Capacity
Sports Bar: 42 Capacity
364 Capacity
on Ground Floor

* Based on current license. Subject to change.

FLOOR PLAN - SECOND FLOOR



3 new Units Partially Developed
1 x Studio, 1 x 1 + Den, 1 x 2 Bedroom
+/- 2,000 sf

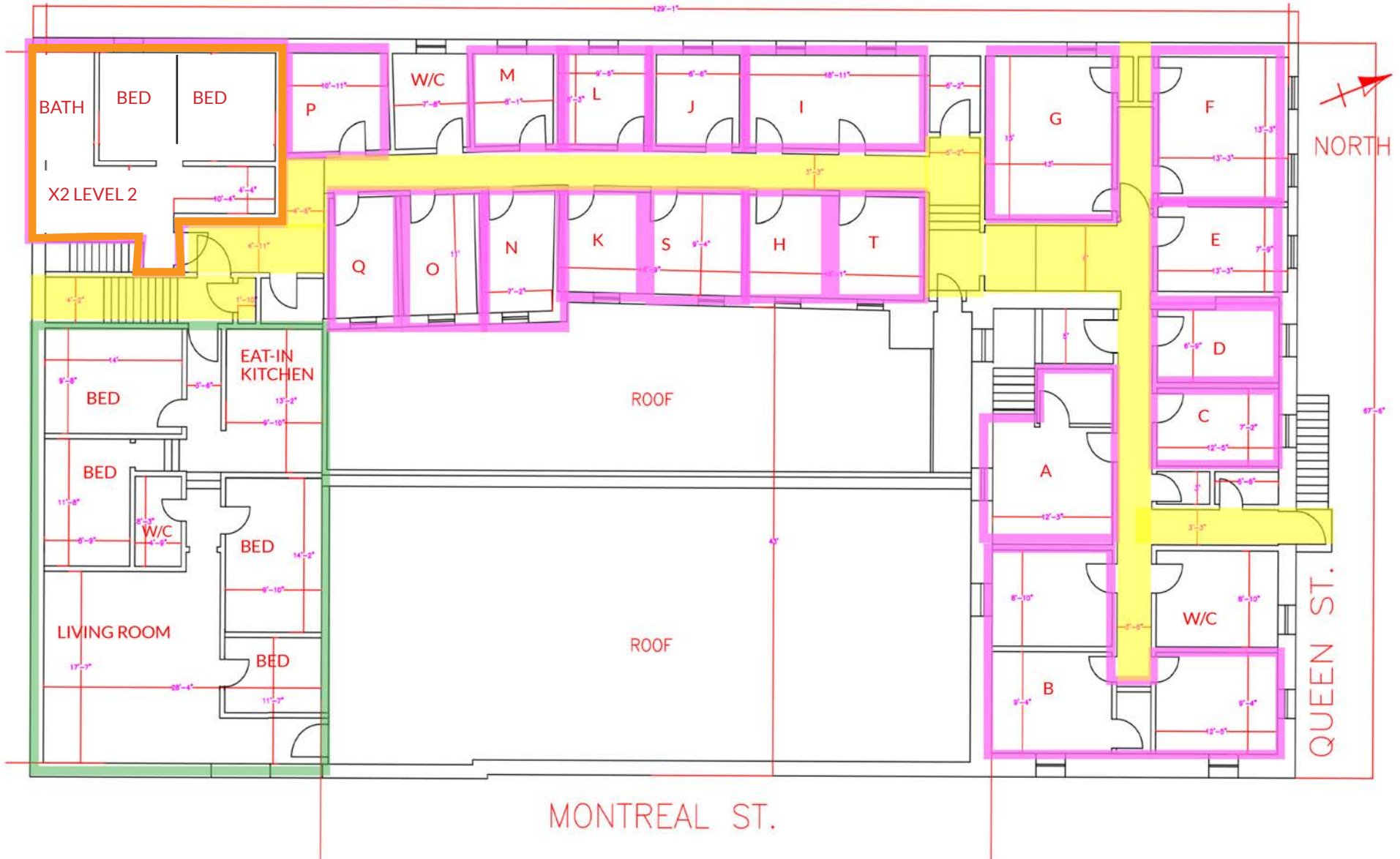
Units 1-12 with in-suite W/C

Units 14 (3 Bedroom Unit - New)

Unit X2 (New 2-level, 2 Bed/1 Bath)

Common Area

FLOOR PLAN - THIRD FLOOR



- 20 Units
 - Common Area
- 4-Bed Penthouse
 - Unit X2 (New 2-level, 2 Bed/1 Bath)

FOR SALE

46 MONTREAL STREET KINGSTON



NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- The Grizzly Grill
- Thai House Cuisine
- Copper Penny

FITNESS & RECREATION

- Queen Street Fitness
- Artillery Park Aquatic Centre
- SPINCO Kingston

GROCERY

- Metro
- Kingston Asian Super
- Bulk Barn

SCHOOLS

- Queen's University
- Sydenham Public School
- Regiopolis High School
- Central Public School

DOWNTOWN KINGSTON

Kingston has a vibrant downtown that is the cultural and entertainment hub of the region. There are over 100 unique restaurants, many specialty gift and fashion boutiques, art galleries, and more. Kingston has a thriving tourism industry, especially in the summer. The beautiful waterfront, well maintained parks, prominent entertainment venues, and historic limestone buildings make it a top choice for visitors from near and afar.

Walk Score
100

WALKER'S PARADISE
Daily errands do not require a car.

Transit Score
62

GOOD TRANSIT
Many nearby public transportation options.

Bike Score
81

VERY BIKEABLE
Biking is convenient for most trips.

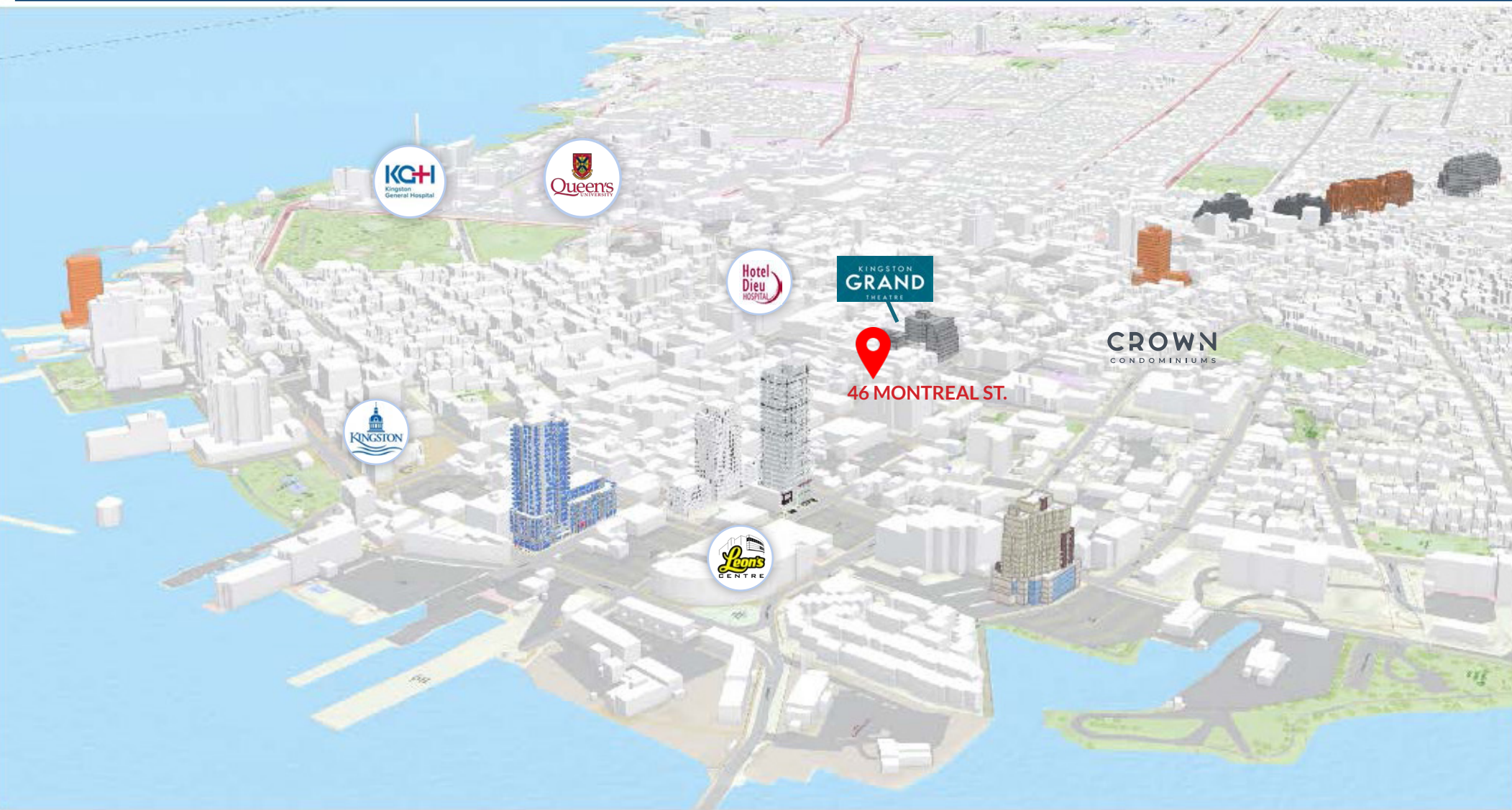


All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtc.com.

**Rogers
& Trainor**

FOR SALE

46 MONTREAL STREET KINGSTON



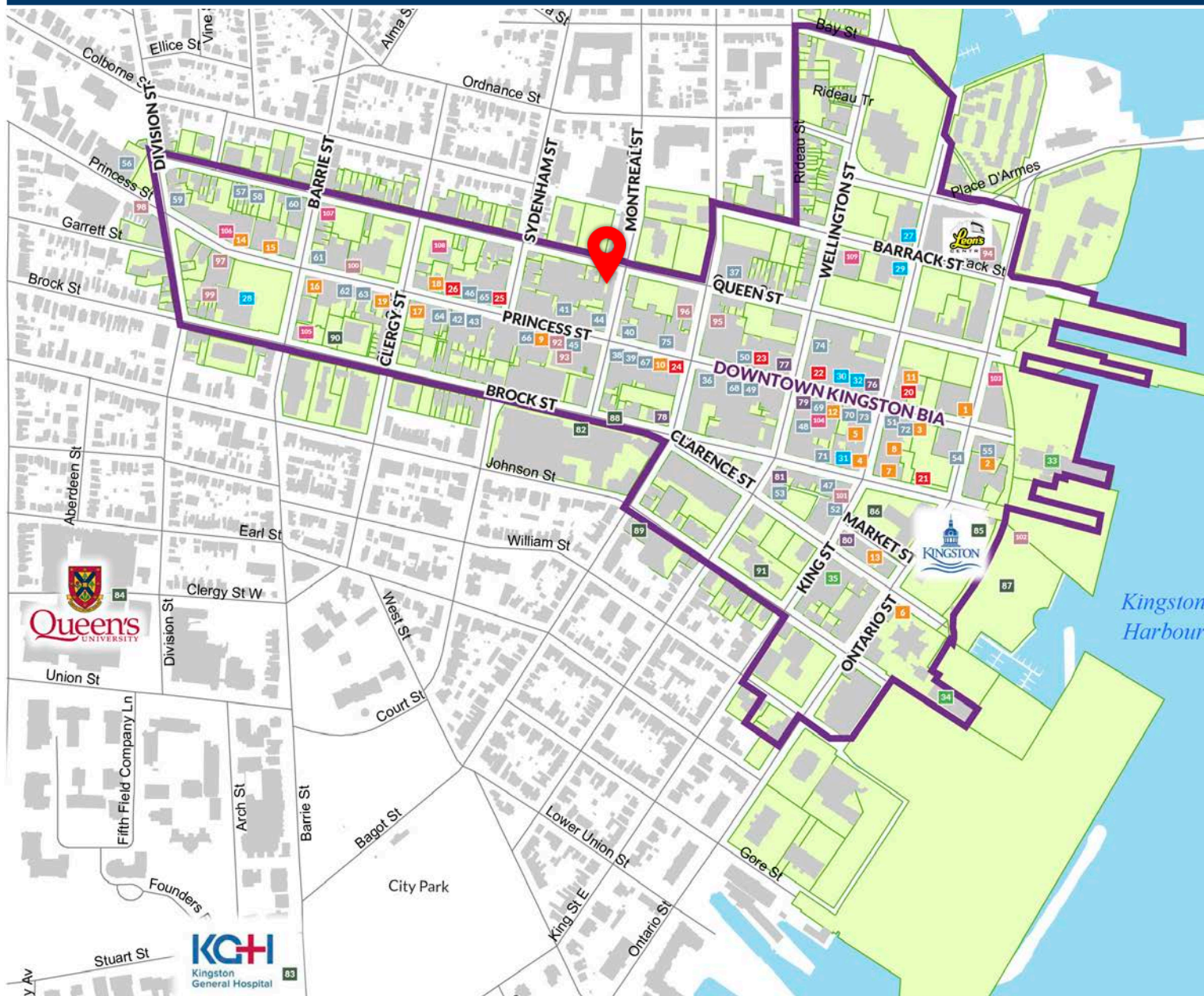
NEW DEVELOPMENTS & CONSTRUCTION

There are a number of new developments and redevelopments slated for Downtown Kingston in the near future. It has been determined that the downtown core can evolve with large scale intensification projects without impacting the important cultural heritage resources it holds.

These developments bring new housing and diversify commercial, employment and recreation options. This will help further Kingston's goals of sustainability and climate action, by bringing more population to the areas that don't require cars to get to places of work and play.

FOR SALE

46 MONTREAL STREET KINGSTON



MAP OF KINGSTON

Including Downtown BIA, Sydenham District, Queen's District, Inner Harbour District & Williamsville District

DINING

- 1 Lonestar Texas Grill
- 2 Milestones
- 3 Pan Chanco
- 4 Jack Astor's
- 5 Black Dog Tavern
- 6 Diane's Fish House
- 7 Olivea
- 8 Tango
- 9 Copper Penny
- 10 Grecos
- 11 Red House
- 12 Toucan
- 13 Tir Nan Og
- 14 The Grizzly Grill
- 15 Tommy's
- 16 Pizza Studio
- 17 The WORKS Craft Burgers
- 18 McDonalds
- 19 Tim Hortons

CAFE/BAKERY

- 20 Coffee & Company
- 21 Sippis
- 22 Starbucks
- 23 Card's Bakery
- 24 Crave Coffee & Bakery
- 25 Balzac's
- 26 Northside Espresso

GROCERY

- 27 Food Basics
- 28 Metro
- 29 LCBO
- 30 Tara's Natural Foods
- 31 Cooke's Fine Foods
- 32 General Brock's Commissary

HOTELS

- 33 Holiday Inn
- 34 Delta Waterfront by Marriott
- 35 4 Points by Sheraton

RETAIL

- 36 Shoppers Drug Mart
- 37 Staples
- 38 Dollarama
- 39 Dollar Tree
- 40 The Rocking Horse
- 41 Roots
- 42 Lululemon
- 43 Trailhead
- 44 Urban Outfitters
- 45 Heel Boy
- 46 The Running Room
- 47 Runner's Choice
- 48 Becker Shoes
- 49 Hatley Boutique
- 50 Cloth
- 51 Roundstone
- 52 Gracie's Clothing
- 53 Happy Thoughts
- 54 Waterfront Gifts
- 55 Chris James

RETAIL

- 56 Shoppers Drug Mart
- 57 Bridal Creations
- 58 Murano's Formalwear
- 59 The UPS Store
- 60 Frontenac Cycle
- 61 Phase 2 Clothing
- 62 Canada Computers
- 63 What'll I Wear
- 64 Art Noise
- 65 Agent 99
- 66 Midori Gifts
- 67 I Mode
- 68 Send in the Clowns
- 69 Minotaur
- 70 Modern Primitive
- 71 House of Angels
- 72 Fancy That
- 73 A-One Clothing
- 74 Martello Alley
- 75 Overstocks

FINANCIAL

- 76 Royal Bank
- 77 Scotiabank
- 78 CIBC
- 79 TD Bank
- 80 Bank of Montreal
- 81 Wellington Foreign Exchange

INSTITUTIONS

- 82 Hotel Dieu
- 83 Kingston General Hospital
- 84 Queen's University
- 85 Kingston City Hall
- 86 Springer Market Square
- 87 Confederation Basin
- 88 Kingston Transit Hub
- 89 Kingston Frontenac Public Library
- 90 St. Mary's Cathedral
- 91 St. George's Anglican Cathedral

ENTERTAINMENT

- 92 The Grand Theatre
- 93 The Screening Room
- 94 The Leon's Centre
- 95 Improbable Escapes
- 96 Sherlock's Escapes
- 97 Stages Night Club
- 98 Trinity Social
- 99 The Spot
- 100 Barcadia
- 101 Studio 22 Gallery
- 102 1000 Islands Cruises

FITNESS

- 103 Pole Fitness Kingston
- 104 Salti Yoga
- 105 Symphony Spa & Yoga
- 106 Samatva Yoga
- 107 Studio 330
- 108 Queen Street CrossFit
- 109 Goodlife Fitness