

# MULTI-RESIDENTIAL INVESTMENT OPPORTUNITY

3 Unit Apartment Building with 12 Bedrooms in the Heart of  
Downtown Kingston & steps to Queen's University



**\$1,790,000**

**217 COLLINGWOOD STREET, KINGSTON**

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



# 217 COLLINGWOOD STREET, KINGSTON OVERVIEW



## SITE DETAILS

OFFICIAL PLAN:	Residential
ZONING:	Residential UR5
PARKING:	3 Spots
SITE DIMENSIONS:	42 ft x 86 ft
SITE AREA:	3,617 sf
PIN:	360300172

## SUITE MIX

UNIT 1:	4 Bedroom
UNIT 2:	4 Bedroom
UNIT 3:	4 Bedroom





# 217 COLLINGWOOD STREET, KINGSTON

## FINANCIALS

### INCOME

UNIT	SUITE TYPE	LEVEL	MONTHLY RENT	MARKET RENT	UTILITIES PAID BY TENANT
1	4 Bedroom	Basement	\$3,800*	\$4,000	Electric, Water, Sewer
2	4 Bedroom	2nd Floor	\$4,000*	\$4,400	Electric, Water, Sewer
3	4 Bedroom	3rd Floor	\$3,362*	\$4,400	Electric, Water, Sewer
PARKING	3 Spots		Included	\$300	
<b>TOTAL MONTHLY</b>			<b>\$11,162</b>	<b>\$13,100</b>	
<b>TOTAL ANNUALLY</b>			<b>\$133,944</b>	<b>\$157,200</b>	

\*Rent from May 1, 2024

### EXPENSES

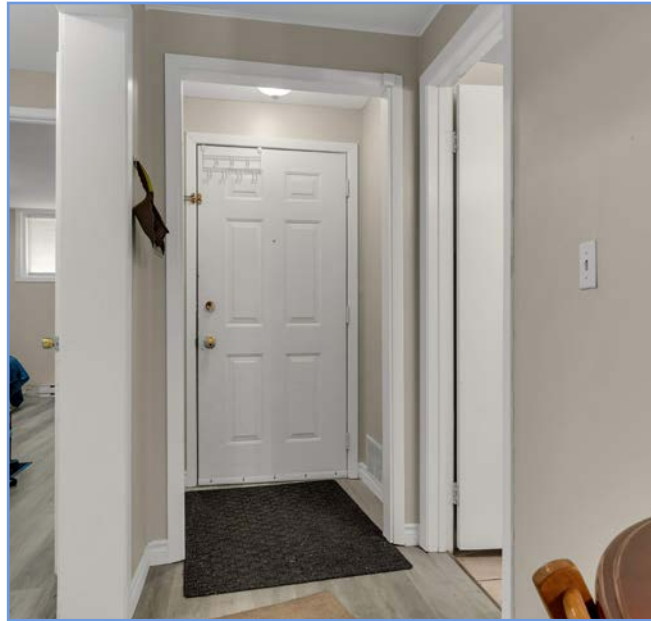
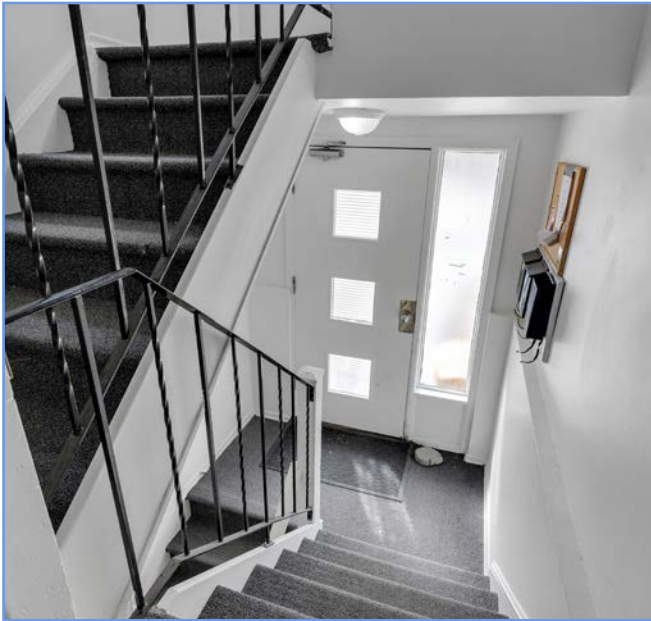
EXPENSE	ANNUAL COST	DESCRIPTION
PROPERTY TAXES	\$9,678.33	2023 Final Property Taxes
INSURANCE	\$5,131.87	From Owner
UTILITIES	\$1,900	12 Month Average - House Meters
PROPERTY MANAGEMENT	\$10,715.52	8% Gross Rent
<b>TOTAL</b>	<b>\$27,505.72</b>	

**Net Income (Current)**  
= **\$106,438**

**Net Income (Market)**  
= **\$129,694**

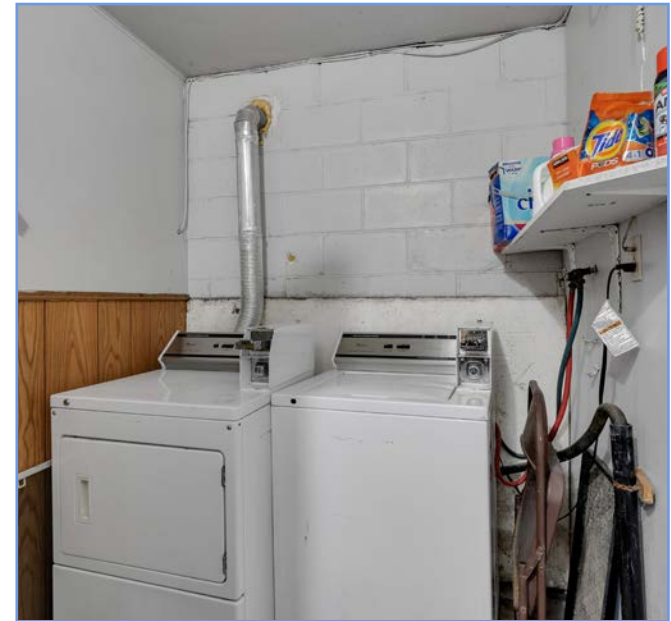
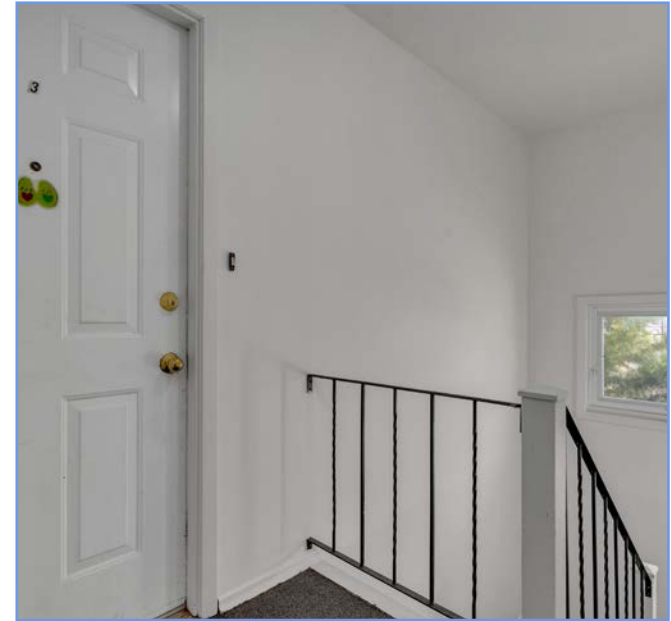


# 217 COLLINGWOOD STREET, KINGSTON PHOTOS





# 217 COLLINGWOOD STREET, KINGSTON PHOTOS



# 217 COLLINGWOOD STREET, KINGSTON

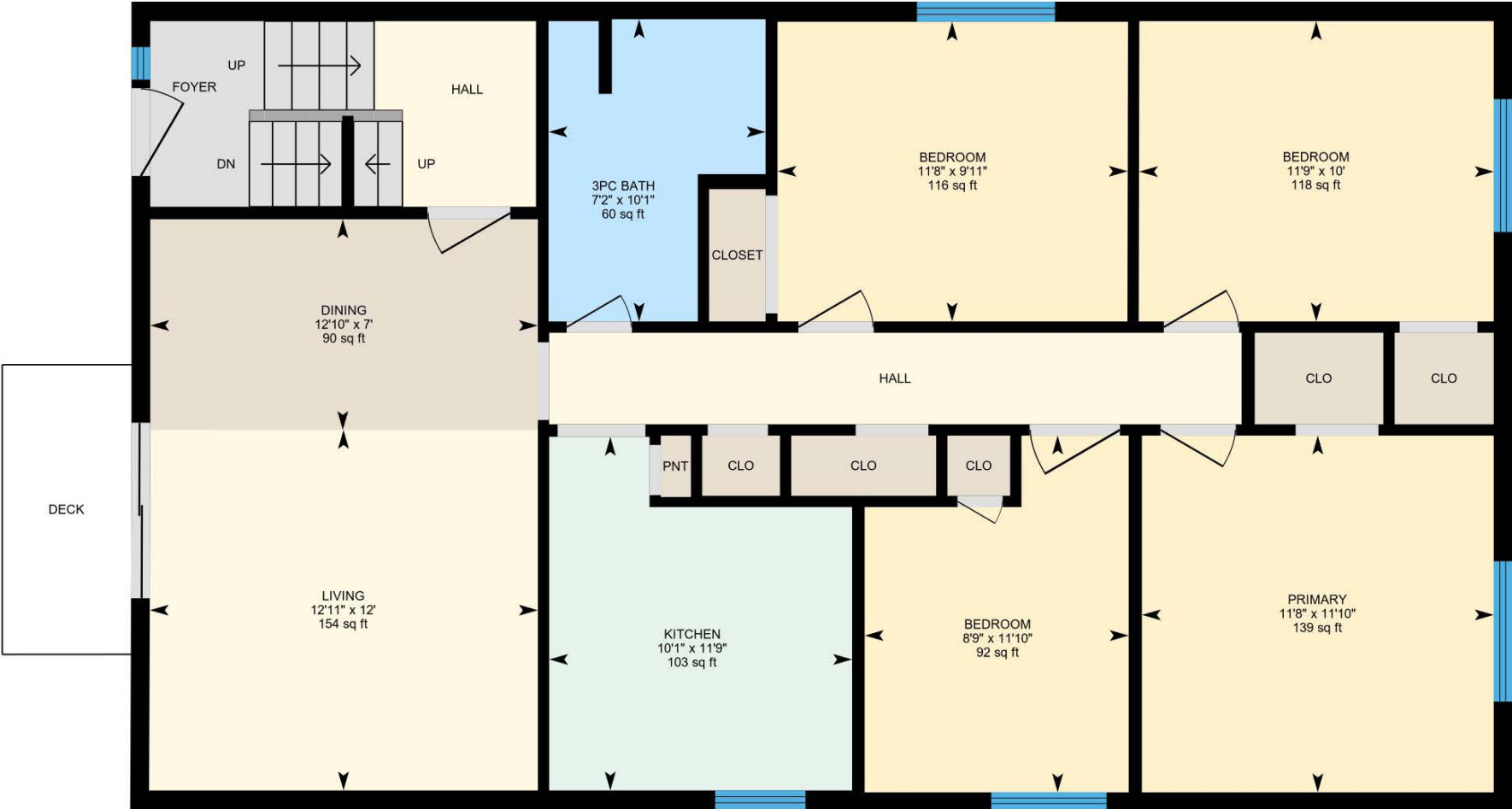
## UNIT 1

INTERIOR AREA 1117.62 SF



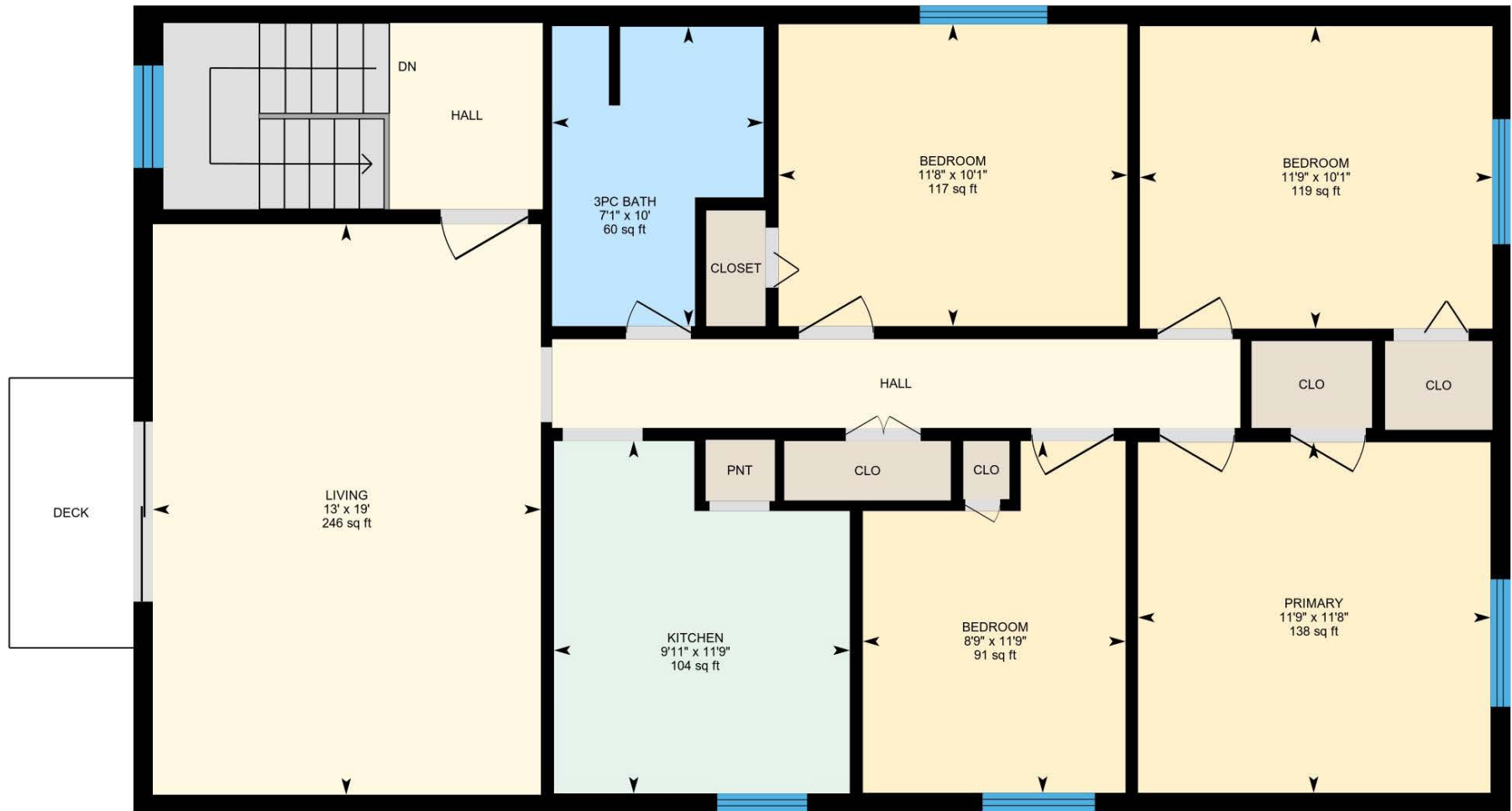
# 217 COLLINGWOOD STREET, KINGSTON

**UNIT 2**  
INTERIOR AREA 1142.36 SF



# 217 COLLINGWOOD STREET, KINGSTON

**UNIT 3**  
INTERIOR AREA 1143.42 SF





# 217 COLLINGWOOD STREET, KINGSTON



## NEIGHBOURHOOD HIGHLIGHTS

### RESTAURANTS

- The Keg
- Morrison's Restaurant
- Jack Astor's

### GROCERY

- Metro
- Food Basics
- Bulk Barn

### FITNESS & RECREATION

- Queen Street Fitness
- Good Life Fitness
- Artillery Park

### SCHOOLS

- Queen's University
- Sydenham Public School
- Leahurst College
- 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  
**85**

**VERY WALKABLE**  
Most errands can be accomplished on foot.

Transit Score  
**60**

**GOOD TRANSIT**  
Many nearby public transportation options.

Bike Score  
**92**

**BIKER'S PARADISE**  
Daily errands can be accomplished on a bike.

