

DOWNTOWN RESIDENTIALLY ZONED LOT

FOR SALE

\$250,000

Offers to be submitted on or before 3:00 pm on April 30, 2024, with an irrevocable date of 5:00 pm Friday May 3, 2024, addressed to Kostas Doulas (kdoulas@rtcr.com).

All offers to include Schedule B as provided by the Seller. The Seller has no obligation to acknowledge, respond to, treat with or accept any purchase proposal and reserves the right to remove the property from the market. The Seller, in its sole discretion, reserves the right to accept or reject any/all offers at any time. The property is being sold on an "as is, where is" basis.



5 JOHN STREET KINGSTON

PROPERTY DETAILS

- Rare opportunity to purchase a residentially zoned lot in Downtown Kingston
- The lot has approximately 53.05 ft (16.17m) of frontage and an approximate area of 3,854 sq ft (358 sq m)
- UR5 zoning permits a single detached house, duplex or triplex to be built
- Subject to municipal approvals, a severance may be possible

INNER HARBOUR NEIGHBOURHOOD

- Steps away from the scenic waterfront trails along the Cataraqui River & within walking distance to Kingston's historic downtown core
- In one of Kingston's most desirable and culturally significant neighbourhoods, all amenities are nearby, including parks, schools, artisanal cafes, shops and bistros.
- 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

ALEX ADAMS

Sales Representative

✉ aadams@rtcr.com

613-384-1997 ext. 15

KOSTAS DOULAS

Broker of Record

✉ kdoulas@rtcr.com

613-384-1997 ext. 17

**Rogers
& Trainor**

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

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

📞 613-384-1997

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5 JOHN STREET KINGSTON



SITE DETAILS

LEGAL DESCRIPTION

PT LT 12, 28 PL JOHNSONVILLE KINGSTON
CITY PT 1 TO 3 13R8181 EXCEPT PT 1 13R9526
S/T FR481472; KINGSTON; THE COUNTY OF
FRONTENAC

PIN

360460142

ZONING

UR5 (Urban Residential)

SITE DIMENSIONS

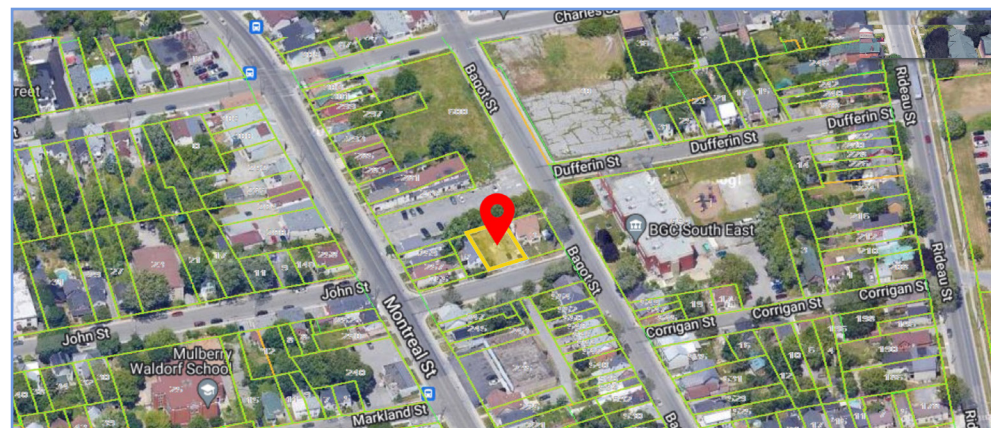
53 ft (frontage) x 74 ft (depth)

SITE AREA

3853 SF

TAXES

\$1,213.47 (2023)

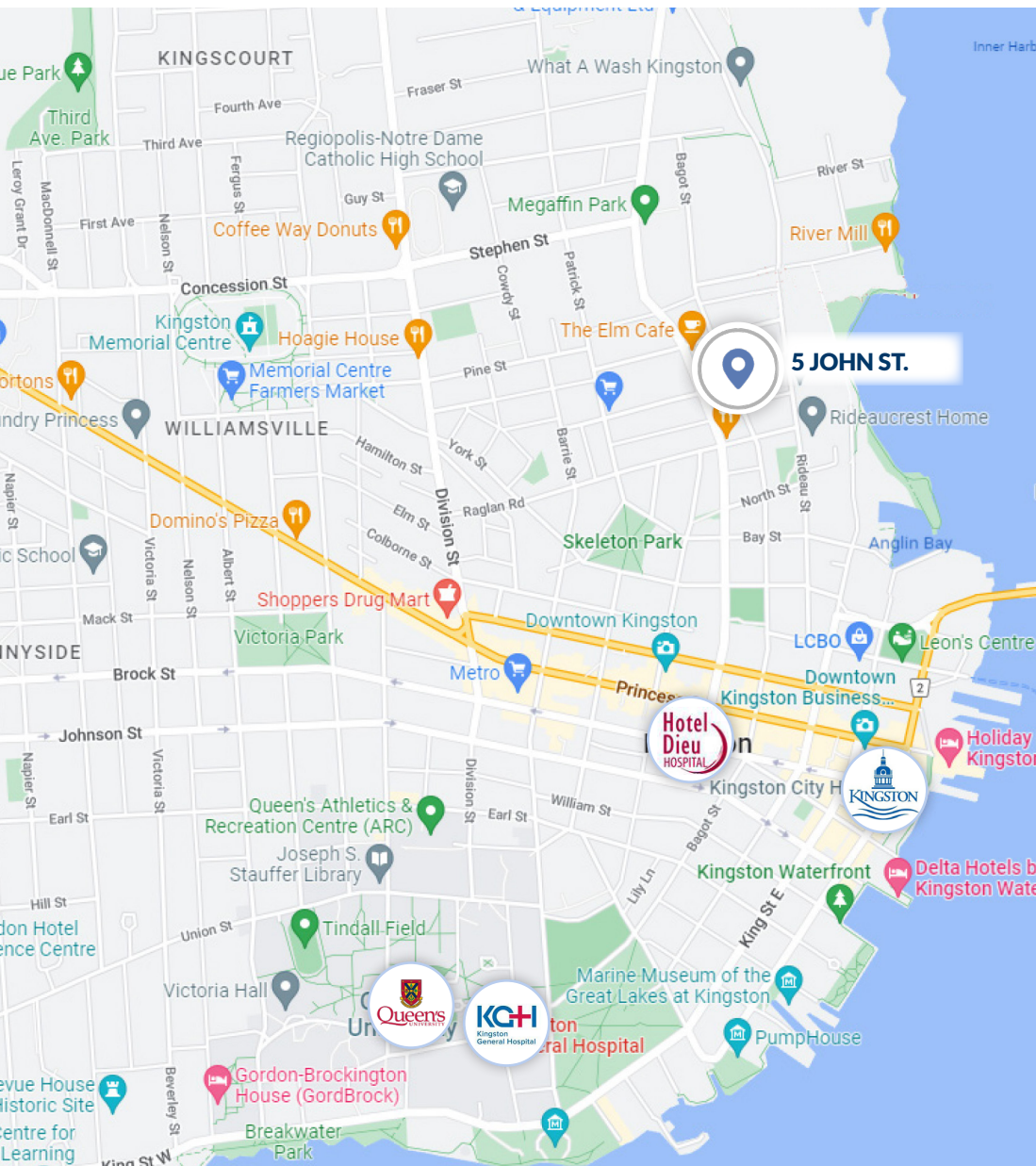


All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtcr.com.

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& Trainor**

FOR SALE

5 JOHN STREET KINGSTON



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. 5 John 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 green spaces to enjoy including Skeleton Park, Riverview Park, Doug Fluhrer Park and the K&P Trail.

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
75

VERY WALKABLE
Most 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.

