



**CUSHMAN &
WAKEFIELD**
Kingston

FOR SALE
1240 Sydenham Road
Kingston, ON



LAND FOR SALE
\$530,000.00

PROPERTY HIGHLIGHTS

Vacant Industrial land close to Highway 401

Site Area:	16.80+/- acres
Legal Description:	PT LT 16 CON 3 KINGSTON AS IN FR530890; KINGSTON
Zoning:	M1
Taxes:	\$11,256.47 (2018 Final)

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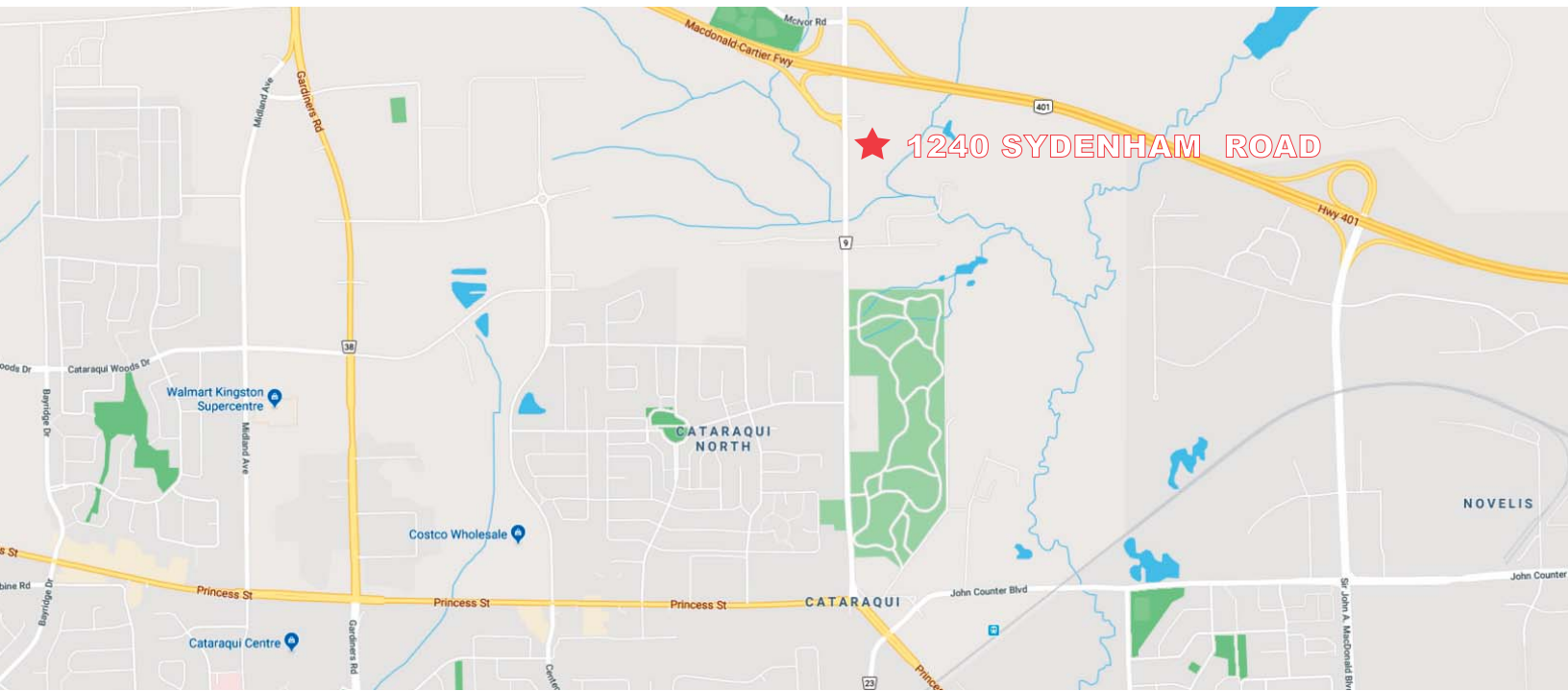
Cushman & Wakefield Kingston
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Official Plan

BPI - Business Park Industrial, and EPA - Environmental Protection Area

BPI: "The Business Park Industrial designation is an *employment area* intended to provide prominent locations for industrial and industrial support uses in architecturally treated and finished buildings with a high quality landscaped setting that promotes a prestige corporate and community image."

EPA: "Environmental Protection Areas must be maintained in their natural state."

Development adjacent to the EPA lands may be subject to setback requirements that should be confirmed with the City of Kingston, the Cataraqui Region Conservation Authority, and/or Ministry of Natural Resources and Forestry as is applicable.

Zoning

M1 - General Industrial Zone under Kingston Township Zoning By-Law No. 76-26.

Permitted uses include but are not limited to:

- an assembly plant
- a commercial garage
- a manufacturing plant
- a parking lot
- a service shop
- a transportation depot
- a warehouse
- a retail outlet; a wholesale outlet or a business office accessory to a permitted use

Environmental

The Vendor has chosen to put this property on the market on an "as is" basis. The property has not been remediated. Relevant environmental reports are included in the Confidential Data Room. The Purchaser will need to remediate as appropriate, including filing for a Record of Site Condition (RSC) as required.

Offering Process

Upon the Purchaser executing a Confidentiality Agreement, Imperial will provide the Purchaser access to a "Confidential Data Room" which will contain copies of relevant environmental reports completed by Imperial to date. The Property is being sold "as is" and the Purchaser shall satisfy itself with any regulatory requirements and/or restrictions associated to the EPA lands and the Trans-Northern Pipeline Easement, including any setback requirements.

The Vendor, Imperial Oil Limited (Imperial) will consider the submission of Expressions of Interest (EOI) on Imperial's standard form, a copy of which shall be provided to qualified purchasers. Interested parties shall submit the EOI, after review of the information in the data room, on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor's Standard APS.

Easements

See the following page.

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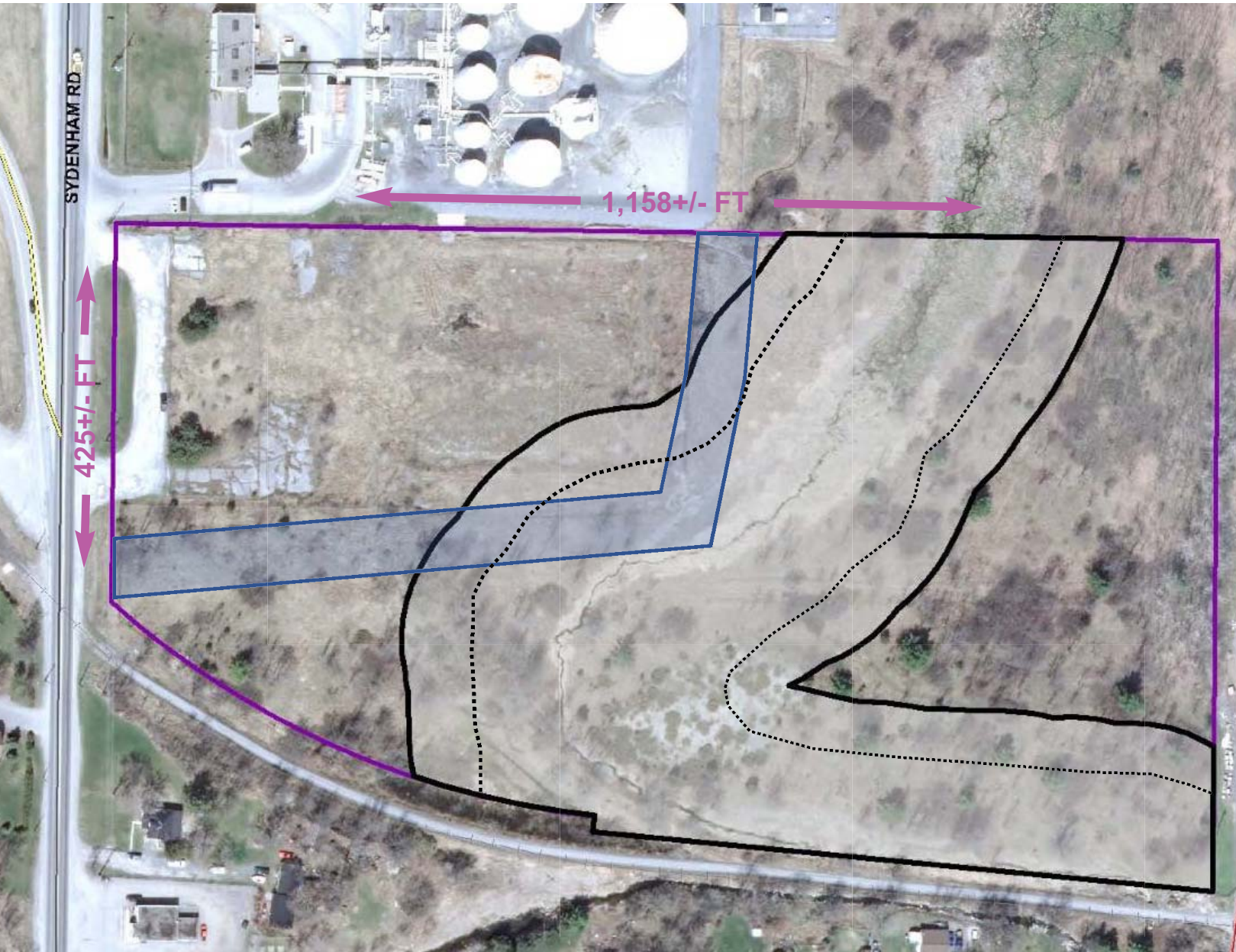
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EASEMENTS & SETBACKS



- Property Outline
- Trans-Northern Pipeline Easement
- CRCA Regulated Area (50 metres)
- ● ● ● Watercourse Setback (30 metres)

****All boundaries shown are approximate. Interested parties should verify the existence and location of any easements, setbacks, and regulated areas affecting the property.****

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