

Office Building End-User Opportunity



± 4,423 sf plus lower level



 **CUSHMAN &
WAKEFIELD**
Kingston

FOR SALE
900 PURDY'S MILL RD, KINGSTON, ON

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PROPERTY DESCRIPTION

Cushman & Wakefield Kingston is pleased to present this opportunity to purchase a well-maintained and centrally located office building. With rental income generated from a ground-floor tenant, and parking on site, this property is ideally positioned for an end-user buyer wanting to establish and invest in a long-term real estate solution that can accommodate future growth.

Located near and visible from the major intersection of Princess Street and John Counter Boulevard, the property is surrounded by amenities and growing residential communities. Kingston’s west end offers a high quality of life, attracting young professionals, families, and retirees alike. With nearby parks, schools, and recreational facilities, this area provides a well-rounded lifestyle.

ASKING PRICE \$1,100,000.00

PROPERTY DETAILS

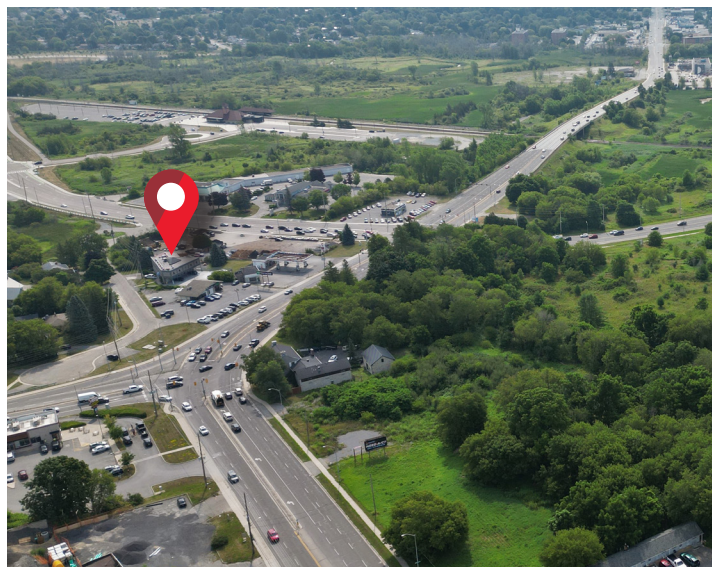
MUNICIPAL ADDRESS	900 Purdy’s Mill Road, Kingston, On
SELLER	RONEY HOLDINGS LTD
PIN	360820088
LEGAL DESCRIPTION	PT LT 15 CON 2 KINGSTON AS IN FR683483; KINGSTON
LOT SIZE	± 0.217 acres (± 9,459 sf)
BUILDING SIZE	Main Level: ± 1,827 sf Second Level: ± 2,596 sf TOTAL GFA: ± 4,423 sf Plus ± 822 sf lower level (unimproved)
YEAR BUILT	± 1988
FLOORS	Two storey’s + lower level
MAJOR IMPROVEMENTS	Windows (Upper Level) replaced 2014 and 2020, Parking Garage repainted 2023

PARKING	Surface parking and covered parking, ± 24 spaces
ROOF	Membrane replaced in 2016 (Amherst Roofing)
HEATING/COOLING	Gas-fired rooftop units main level (2014), upper level (2021)
WATER	Municipal
HOT WATER TANKS	Two (2) tanks, (owned)
SEWER	Holding tank located under front yard
ESA	Phase 1 ESA and Groundwater Sampling Program (Oct 2023)
PROPERTY TAXES	\$11,825.21 (Final 2023)

ZONING C2-1-H (BYLAW 76-26)

“C2-1-H” Arterial Commercial zoning allows for a broad range of uses including but not limited to the following:

- A business or professional office
- A clinic
- A commercial club
- A commercial school
- A personal service shop
- A recreation establishment
- A retail store
- A day nursery
- A place of worship



MAIN LEVEL

± 1,827 sf



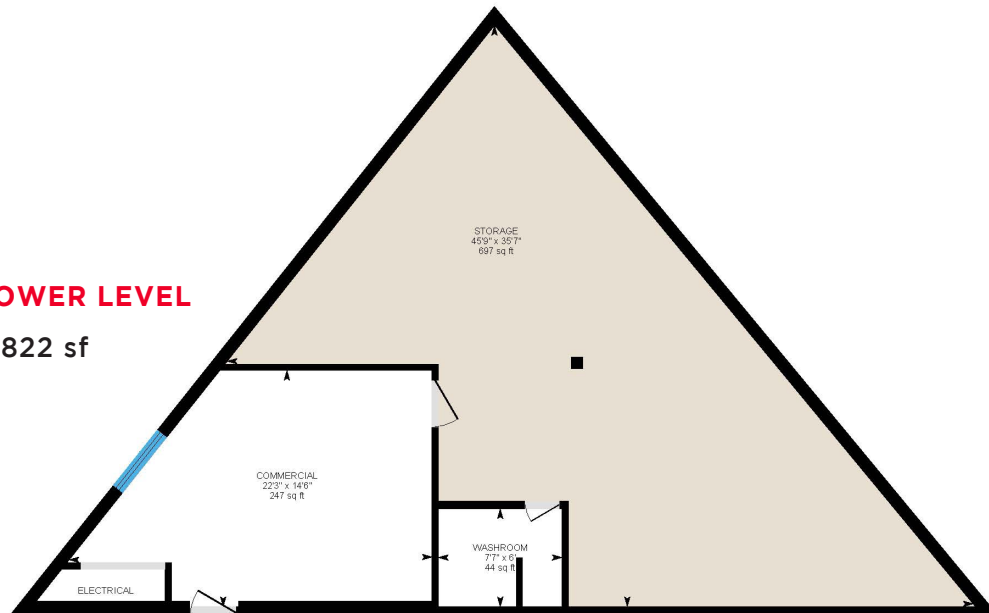
UPPER LEVEL

± 2,596 sf



LOWER LEVEL

± 822 sf





Office Building End-User Opportunity

± 4,423 sf plus lower level

- 1 Invista Centre
- 2 Catarqui Centre
- 3 RioCan
- 4 Highway 401 Exit
- 5 Tim Hortons
- 6 Pioneer Gas Station
- 7 Via Rail
- 8 Kingston Bus Terminal



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