



# For Sale

## 911 Purdy's Mill Rd, Kingston, ON

**Sina Tahamtan**, Salesperson  
+1 613 542-2724  
[sina.tahamtan@rockwellcre.com](mailto:sina.tahamtan@rockwellcre.com)

**Sidney Kostogiannis**, Salesperson  
+1 613 542-2724  
[sidney.kostogiannis@rockwellcre.com](mailto:sidney.kostogiannis@rockwellcre.com)

**Rockwell Commercial  
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9  
[www.rockwellcre.com](http://www.rockwellcre.com)







## Site Details

<b>Address</b>	911 Purdy's Mill Road, Kingston, Ontario
<b>Legal Description</b>	PT LT 3 N OF RD, 4 N OF RD PL 60 PT 2, 13R8562; KINGSTON
<b>PIN</b>	360820072
<b>Official Planing Designation</b>	AC –Arterial Commercial
<b>Zoning</b>	CA-H218 - Arterial Commercial (Bylaw 2022-62)
<b>Building Area</b>	± 2,218 sf
<b>Lot Area</b>	± 0.344 Acre; 14,994 sf
<b>Frontage</b>	147 ft
<b>Site Services</b>	Municipal water/sewer, natural gas, hydro Private Septic (1996)

<b>Building Age</b>	1869 (Circa) / enlarged in 1877
<b>Construction</b>	Limestone
<b>Roof</b>	Steel
<b>Heating/Cooling</b>	Gas-fired Furnace (Lennox; Sept 2015) ; AC Unit ground-mounted (ICP; April 2012)
<b>Hot Water</b>	Electric Water Heater (10 Gal, Giant brand, Yr. 2022)
<b>Electrical</b>	200 Amp ; 120/240 Volt on Breakers
<b>Parking</b>	Ample on-site; paved

**Asking Price \$895,000.00**

## Highlights

1. Centrally located with easy access to two (2) main arterial routes, Princess Street and Taylor-Kidd Boulevard
2. Close proximity to Highway 401 via Sydenham Road (2.3 km)
3. Ample on-site paved parking available
4. Wheel chair access
5. Surrounded by growing communities including the Cataraqui North subdivision located northwest of the subject property and Strathcona Park which is southeast of the subject property







# Floor Plan



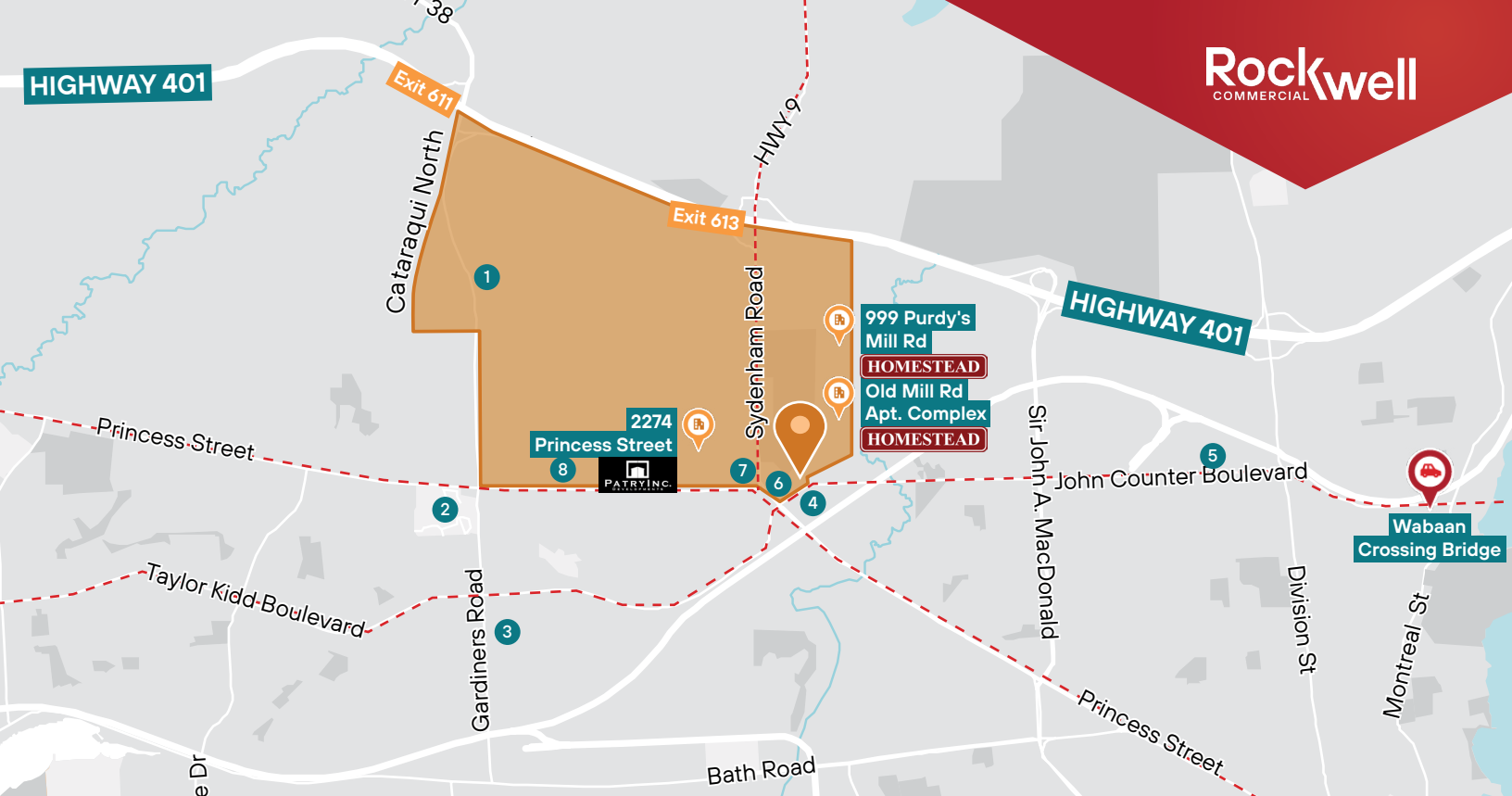
## 🎯 Zoning

CA: Arterial Commercial (By-Law Number 2022-62)  
allowing a broad range of uses including but not limited to:

- Wellness clinic
  - Physicians office
  - Dental
  - Chiropractors
  - Pharmacy
  - Registered Message Therapist
  - Optometrist
- Office
- Animal care/vet
- Retail store
- Repair shop
- Restaurant

## 📋 Space Description

- Reception / lobby
- 5 exam rooms
- 2 private offices
- 1 large open-concept office
- Kitchenette area



### In Close Proximity

1. Invista Centre	5. Kingston Bus Terminal
2. Cataraqui Centre	6. Pioneer Gas Station
3. RioCan	7. Tim Horton's
4. Via Rail	8. Costco

### Kingston Demographics

**132,485**  
Population



**41**  
Median Age



**2.2**  
Average  
Household Size



**\$74,306**  
Average Household  
Income After Taxes



### Cataraqui North Demographics

**5,635**  
Population

**46**  
Median Age

**1,685**  
Total number of  
census families in  
private households

**\$88,000**  
Median after-  
tax income of  
household in 2020

### Growth & Development

With the proposed residential towers by Homestead Land Holdings Ltd., which include a commercial component, along with the Old Mill apartment complexes and the recently completed residential building by Patry Inc. Developments, the area continues to see a significant increase in residents.

Homestead Land Holdings Ltd. has an existing apartment complex at 1000 Old Mill Road, 1030 Old Mill Road, and 1060 Old Mill Road, located 650 metres from the subject site, consisting of **three 19-storey residential towers**.

Additionally, Homestead is proposing a new development at 999 Purdy's Mill Road, located 900 metres from the subject site and, featuring **three apartment buildings (13, 16, and 17 storeys)**, one of which includes ground-floor commercial space, along with approximately **109 detached, semi-detached, or townhouse units**. This development is expected to provide approximately 890 residential units.

Meanwhile, Patry Inc. Developments recently completed construction at 2274 Princess Street, located 950 metres from the subject site, adding approximately **230 residential units** to the immediate area.

Source: [Homestead Land Holdings Proposed Development](#), [Patry Inc. Developments \(2274 Princess Street\)](#)

Source: Statistics Canada 2021 Census



**Sina Tahamtan**, Salesperson  
+1 613 542-2724  
[sina.tahamtan@rockwellcre.com](mailto:sina.tahamtan@rockwellcre.com)

**Sidney Kostogiannis**, Salesperson  
+1 613 542-2724  
[sidney.kostogiannis@rockwellcre.com](mailto:sidney.kostogiannis@rockwellcre.com)



**Rockwell Commercial  
Real Estate, Brokerage**  
78 Brock St. Kingston, ON K7L 1R9  
[www.rockwellcre.com](http://www.rockwellcre.com)