



For Sale

911 Purdy's Mill Rd, Kingston, ON

Peter Kostogiannis, Broker of Record/President

+1 613 542-2724 x 24

peter.kostogiannis@rockwellcre.com

Sidney Kostogiannis, Salesperson

+1 613 542-2724 x 34

sidney.kostogiannis@rockwellcre.com

**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com



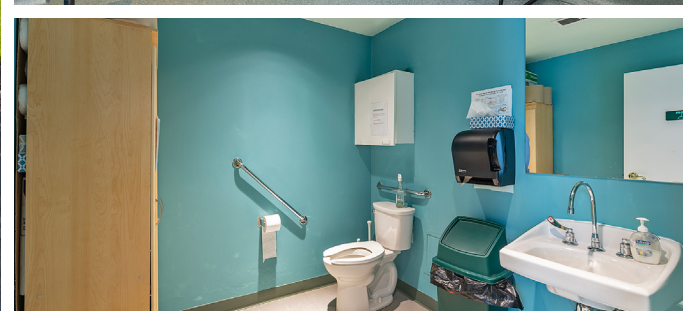


Site Details

Address	911 Purdy's Mill Road, Kingston, Ontario	Building Age	1869 (Circa) / enlarged in 1877
Legal Description	PT LT 3 N OF RD, 4 N OF RD PL 60 PT 2, 13R8562; KINGSTON	Construction	Limestone
PIN	360820072	Roof	Steel
Official Planing Designation	AC –Arterial Commercial	Heating/Cooling	Gas-fired Furnace (Lennox; Sept 2015) ; AC Unit ground-mounted (ICP; April 2012)
Zoning	CA-H218 - Arterial Commercial (Bylaw 2022-62)	Hot Water	Electric Water Heater (10 Gal, Giant brand, Yr. 2022)
Building Area	± 2,218 sf	Electrical	200 Amp ; 120/240 Volt on Breakers
Lot Area	± 0.344 Acre; 14,994 sf	Parking	Ample on-site; paved
Frontage	147 ft	Asking Price \$870,000.00	
Site Services	Municipal water/sewer, natural gas, hydro Private Septic (1996)		

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



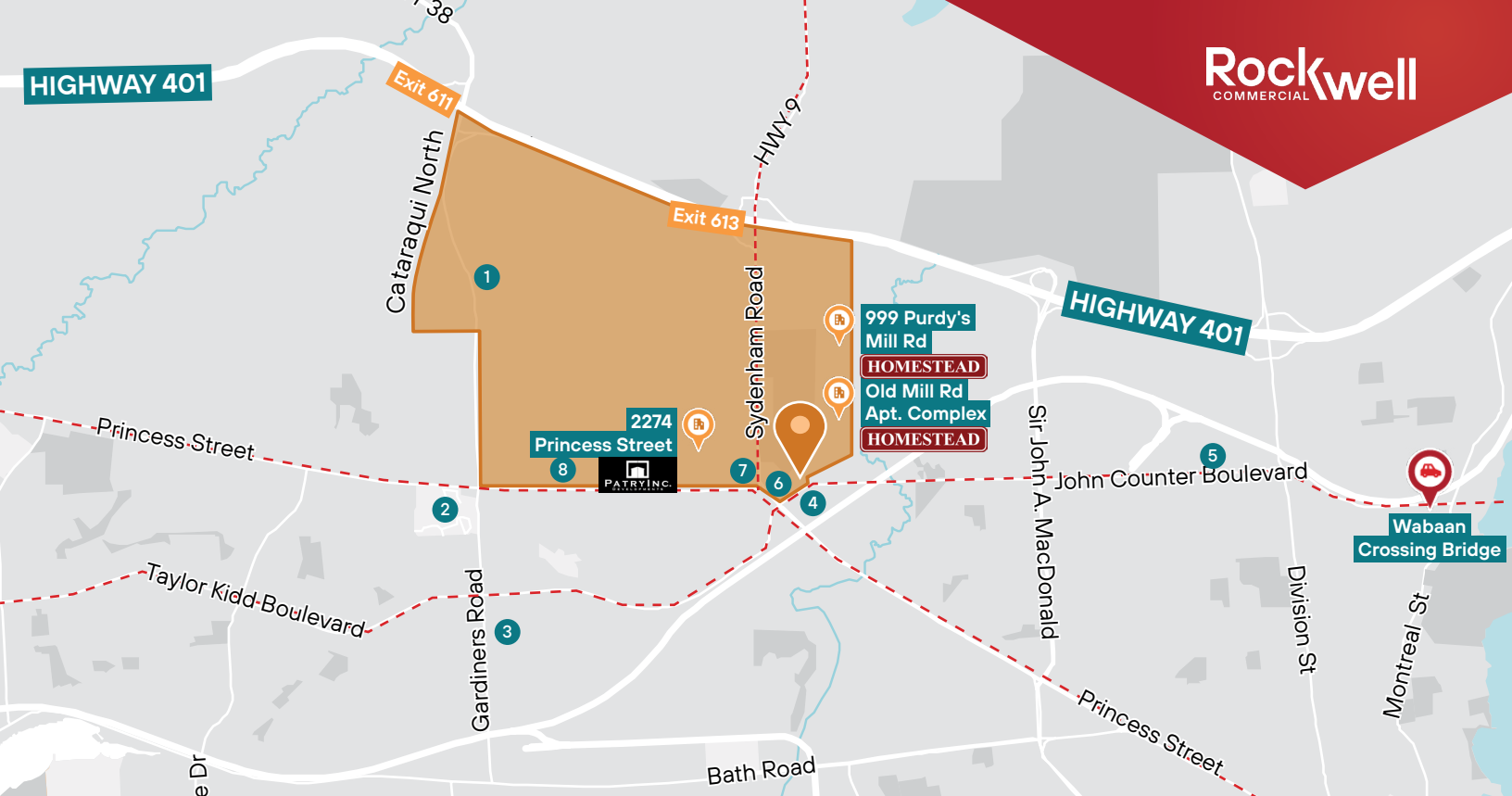
🎯 Zoning

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



Peter Kostogiannis, Broker of Record/President

+1 613 542-2724

peter.kostogiannis@rockwellcre.com

Sidney Kostogiannis, Salesperson

+1 613 542-2724

sidney.kostogiannis@rockwellcre.com



**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com