

FOR SALE | ± 5,189 SF
1325 Centennial Dr
UNIT 12 | KINGSTON, ON

PROFESSIONAL LIGHT INDUSTRIAL CONDOMINIUMS



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PROPERTY DETAILS

Area:	± 5,189 sf
Asking Price:	\$1,200,000.00 (\$231.26 psf for base building)
Estimated Property Taxes:	\$4.00 psf (est. 2024 - \$20,756.00/annually)
Estimated Condo Fees:	\$2.26 psf + HST (est. 2024 - \$11,272.14/annually) Including: common hydro, building & landscaping maintenance, snow removal, monitoring alarms, insurance, water/sewer charges, management, legal & audit, general office & bank charges, reserve fund
Doors:	1 dock level & 1 grade level door
Ceilings:	± 20 ft' clear ceiling height
Utilities:	<ul style="list-style-type: none">Electricity and gas paid by unit OwnerWater and sewer charges included in condo fees
Seller:	Empire Park Development Ltd.
Parking:	± 99 spaces in common
Signage:	Common pylon signage available. Owner can install its own signage on building.
Occupancy:	Now available



BASE BUILDING FEATURES

- 1 x 5 ton gas fired rooftop HVAC with connections & electronic thermostat
- 600 Volt, 3 phase, 45 KVA step down transformer, 60 Amp Service with 42 breaker panel
- Rough-in for two washrooms
- Suspended gas fired plant heater, connected
- ± 20 ft clear ceiling height
- Upright wet sprinkler system
- 1 dock level door & 1 drive in door
- 1" water supply with shut-off string
- Empty Bell conduit with pull string
- R35 Roof Insulation and R20 Exterior Wall Insulation

HIGHLIGHTS

- Prestige light industrial building available in the Cataraqui Estates Business Park, just south of Highway 401 off Gardiners Road, providing easy access to all major cities along the corridor
- Ample on-site parking
- In close proximity to offices, local and larger retailers, restaurants and personal services, including nearby Invista Centre

Development charges are exempt for warehouse/manufacturing uses.

Owner to pay applicable development changes to the City of Kingston for non warehouse/manufacturing uses based on Owner's intended use of the Premises. Please confirm with the City of Kingston.

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LOCATION

The Cataraqui Estates Business Park is located in the west end of Kingston. It has proximity to Highway 401 (approx. 1km south) providing easy access to all major cities along the corridor.

The prestige character of the park, which accommodates small, medium and large sized businesses has attracted manufacturing

and assembling operations, processing plants, warehousing and distribution facilities, and business or professional offices.

The area provides access to many amenities, including the Invista Centre, Fit4Less, restaurants, retail, services, the Cataraqui Centre, RIOCAN, and Holiday Inn.



DISTANCE BY VEHICLE

1hr 54min
OTTAWA

3hr
MONTREAL

2hr 31min
TORONTO

ZONING M3-L91

Allowing for the following permitted uses:

- manufacturing, assembly, fabricating and processing operations
- construction and transportation activities and facility
- storage, warehousing and wholesale trade activities
- communications and utilities facility
- institutional uses with General Industrial characteristics, such as a trade school
- business and professional office within 90m of a streetline
- Public

(ii) Permitted Complementary Uses

- Restaurant;
- Financial institution;
- Personal services and convenience commercial;
- Automotive, heavy equipment or truck repair facility;
- Research and development facilities, including laboratories;
- Clinic;
- Public and private parks and recreation facilities; and
- Parking lots or parking structure.

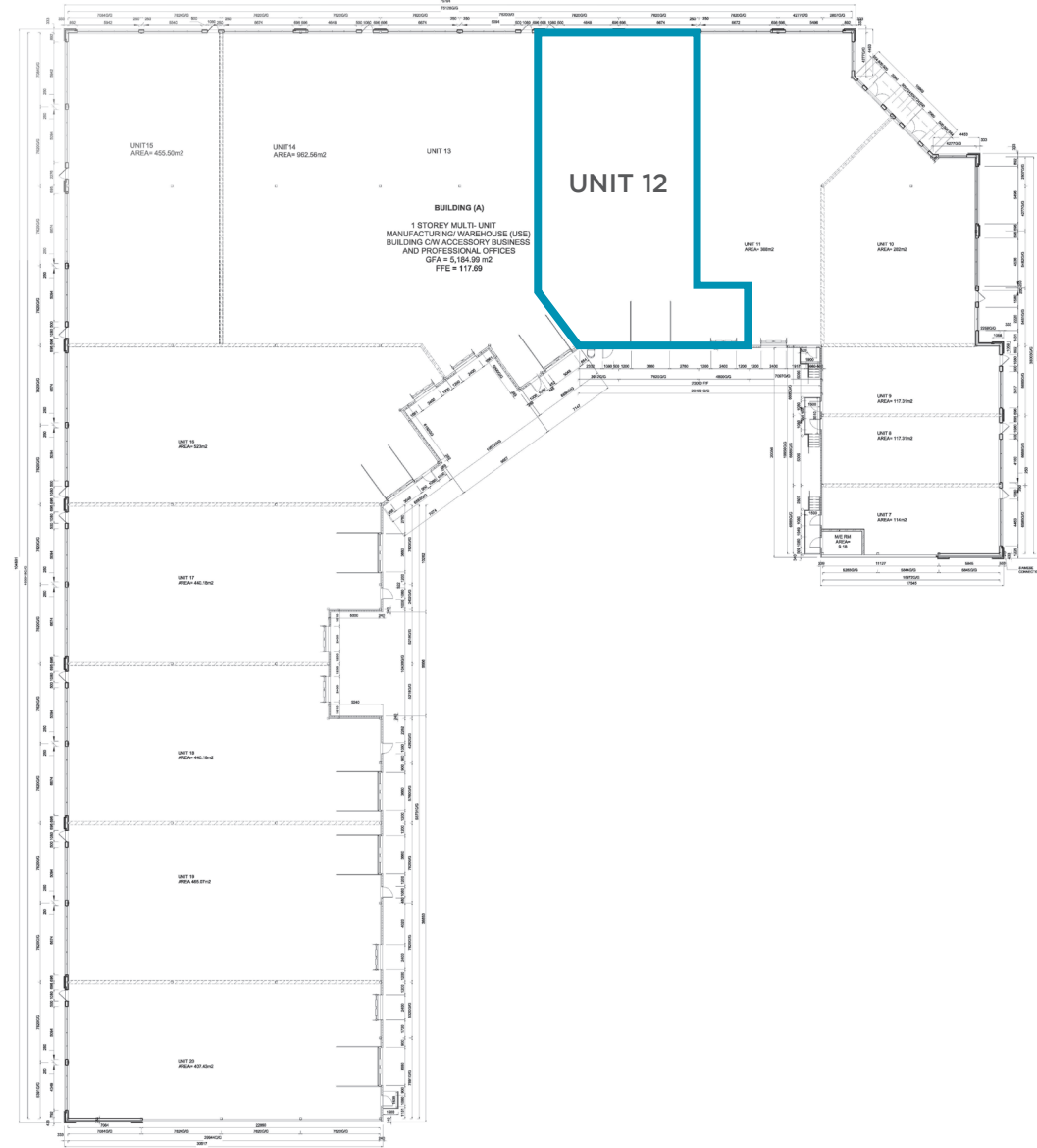
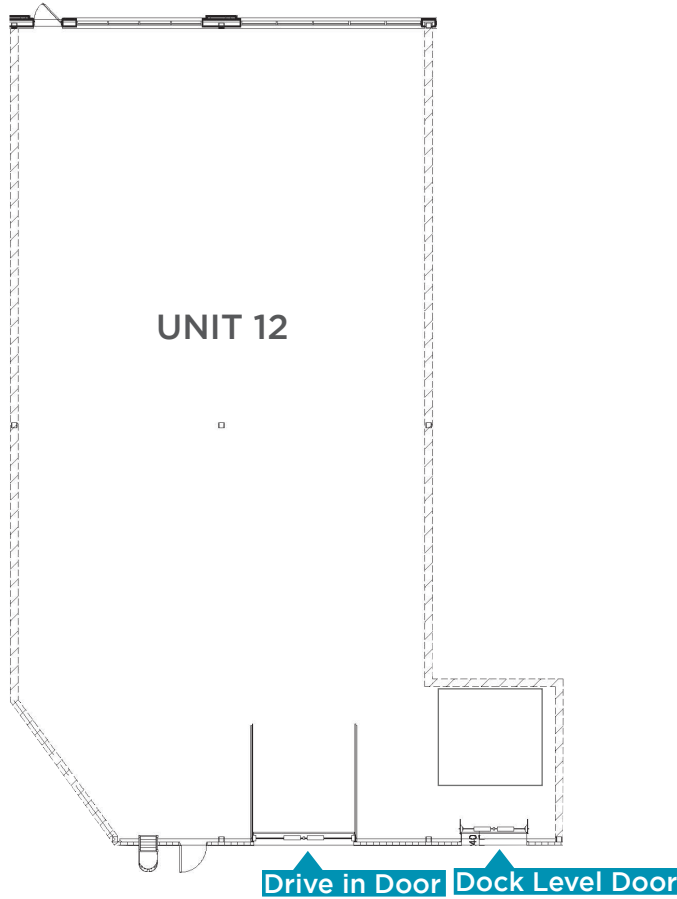
(iii) Permitted Uses

- A maximum of 25% of the total gross floor area of a permitted use may be used for the purposes of a showroom, display area and retail sales for products that are manufactured, processed, fabricated or assembled on the premises.
- (iv) Complementary Uses:
 - Complementary uses shall be limited to a maximum of 25% of the total gross floor area of all buildings and structures on the lot.
 - Complementary uses may be established in advance of a primary permitted use, provided the gross floor area of such uses does not exceed five percent of the lot area.
- (v) Business or Professional Office Uses
 - A business office or professional office shall be located within 90 metres of a street line.
 - A business office or professional office shall be restricted to a maximum of 50% of the total gross floor area of all buildings or structures occupying the lot.

Note: See the Listing Broker for the list of non-permitted uses stated in the Condominium declaration.

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