



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 16 Units

149-165 Colborne St.

Kingston, Ontario

PROPERTY OVERVIEW

ABOUT KINGSTON

Kingston is a city located in eastern Ontario, Canada. It is situated at the eastern end of Lake Ontario, where the lake flows into the St. Lawrence River and the Thousand Islands region. The city has a strong military heritage, with several historic military sites, including Fort Henry and the Royal Military College of Canada. Kingston's economy is diverse, with key sectors including education, healthcare, manufacturing, and tourism. Kingston is a vibrant and historic city known for its cultural richness, educational institutions, and scenic waterfront. It attracts visitors and residents alike with its blend of history, natural beauty, and cultural amenities.

ABOUT THE PROPERTY

Great investment property located in downtown Kingston. Approx. 31% lift on overall rent roll. Approx. Gross Rents of \$213,000. Steel roof installed. Clean Phase 1 ESA. Separate hydro meters.



PROPERTY DETAILS

Unit Breakdown: 16 residential units
(7 x Bach, 5 x 1 Bed, 4 x 2 Bed)

Construction: Stone and Brick

Year: 1920

Number of Storeys: 2

Flooring Type: Wood/Vinyl/Laminate Flooring

Square Footage of Area: 5,425.01 ft²

Legal Description: LT 54 RCP 1624 KINGSTON CITY S/T & T/W FR686502; KINGSTON; THE COUNTY OF FRONTENAC



Location: Close to Rideau Heights Public School, Ecole Maple Elementary School, Kingston Secondary School, McBurney Park, Skeleton Park, Confederation Park, Churchill Park, Kingston General Hospital, Hotel Dieu Hospital.

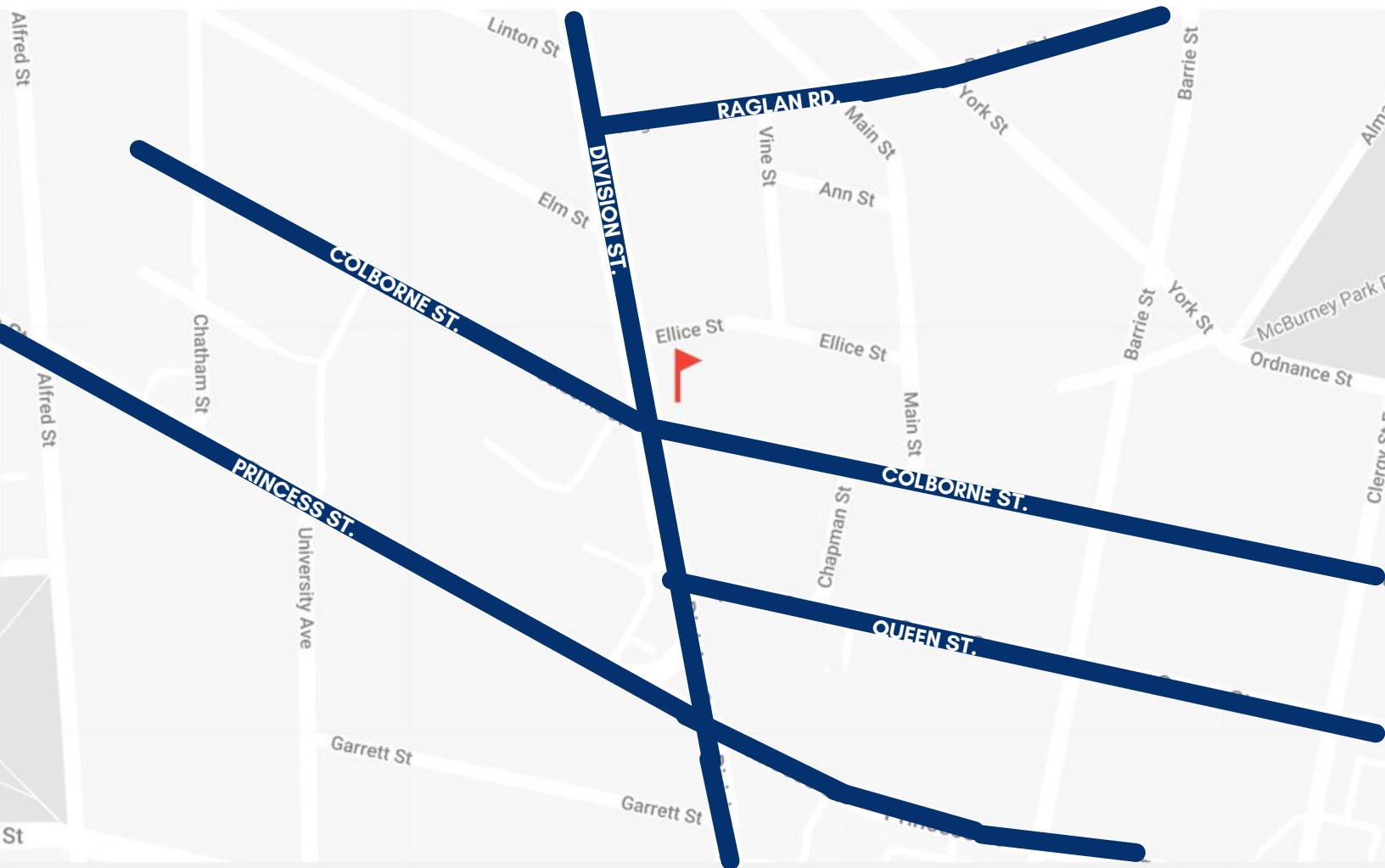


Public Transportation: Kingston is well-connected by road, rail, and water. Highway 401 passes through the city, providing easy access to Toronto and Montreal. The city has a VIA Rail station and a regional airport, Kingston/Norman Rogers Airport, offering flights to major Canadian cities.



KINGSTON

DOWNTOWN KINGSTON



Nearest Grocery Store
Approx. 400 m



Nearest School
Less than 650 m

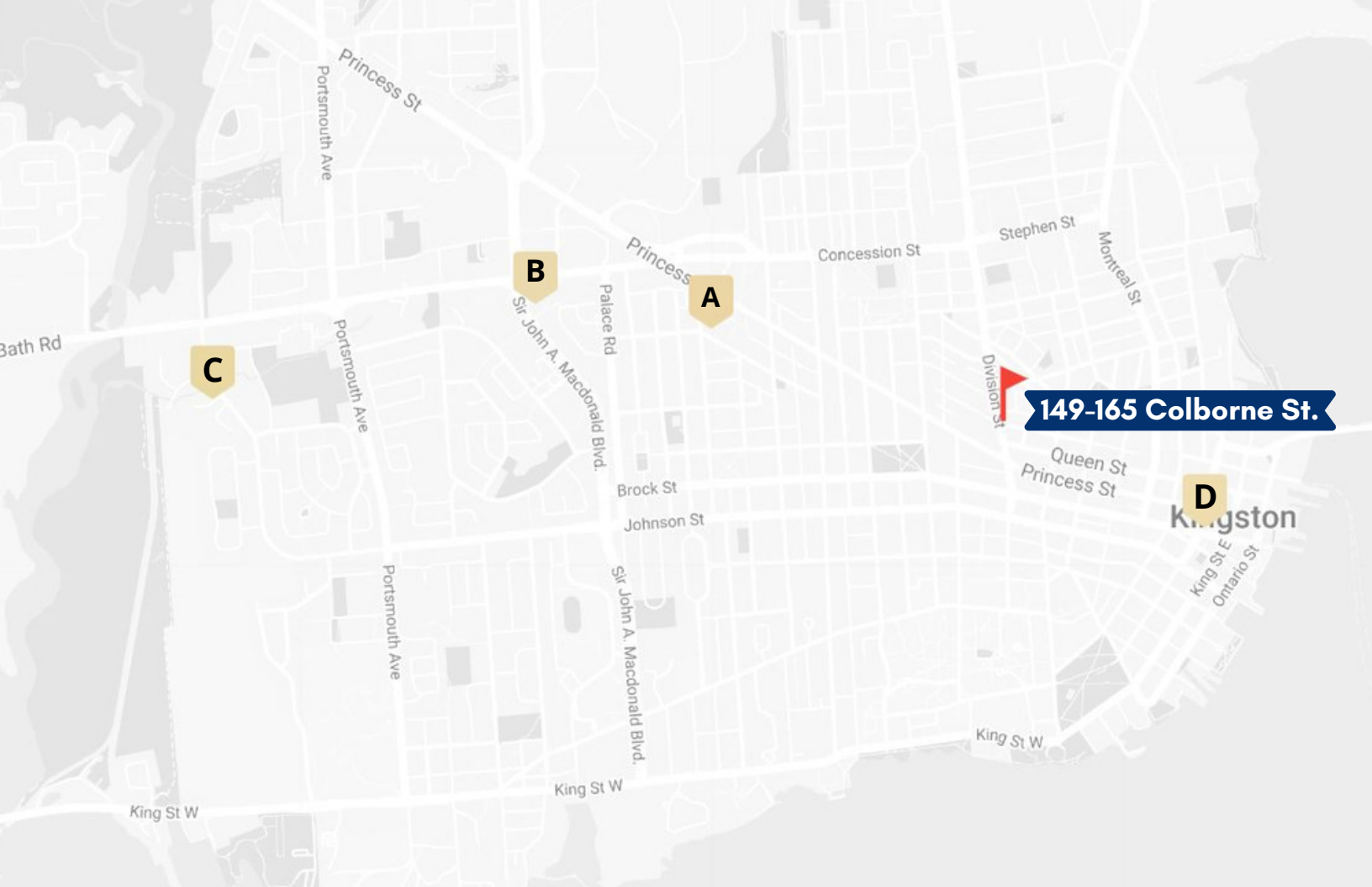


Nearest Park
Approx. 450 m

ABOUT DOWNTOWN KINGSTON

Kingston has a thriving arts and cultural scene, with numerous art galleries, theaters, and music venues. The city hosts various festivals and events throughout the year, including the Kingston Buskers Rendezvous, the Limestone City Blues Festival, and the Kingston Canadian Film Festival. Kingston is home to several educational institutions, including Queen's University and the Royal Military College of Canada. These institutions contribute to the city's vibrant intellectual and cultural life.

RENTAL ANALYSIS



149-165 Colborne St.

Maps	Address	Size	Price	Distance
A	175 Park St.	Bach.	\$1,672	2.5 km
B	94 Wright Cres.	1 Bed	\$1,899	2.9 km
C	200 Queen Mary Rd.	1 Bed	\$1,699	4.5 km
D	171 Wellington St.	2 Bed	\$2,350	1.4 km



To book a tour
please email
reception@mysakrealty.com

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.

SAM IUS

Sales Representative



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