

287  
WESTDALE AVENUE - KINGSTON



**MULTIFAMILY  
INVESTMENT OPPORTUNITY  
FOR SALE \$4,450,000**

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# PURPOSE BUILT 21-UNIT APARTMENT BUILDING IN A CENTRAL LOCATION



## PROPERTY DETAILS

**MUNICIPAL ADDRESS:** 287 Westdale Avenue, Kingston, ON, K7L 4S6

**PROPERTY TYPE:** 21- Unit apartment building

**ZONING:** B3 - Multi-residential

**PARKING:** 21 Spaces

**PROPERTY TAXES:** \$46,580.26 (2025)

**UTILITIES:** Hydro separately metered, paid directly by Tenants.  
Common gas-fired hot water heating.

**UNIT MIX:** Sixteen (16) 2-Bedroom units  
Five (5) 1-Bedroom units

**LEGAL DESCRIPTION:** LTS 118 & 119, PL 209; KINGSTON

**PIN:** 360230018

**SITE DIMENSIONS:** Frontage 100 ft +/- Depth 152.6 ft +/-

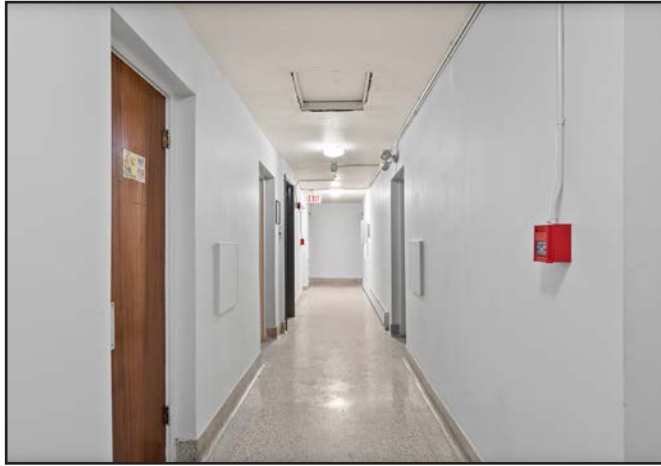
**SITE AREA:** .130 acres +/- 15,360 square ft +/-



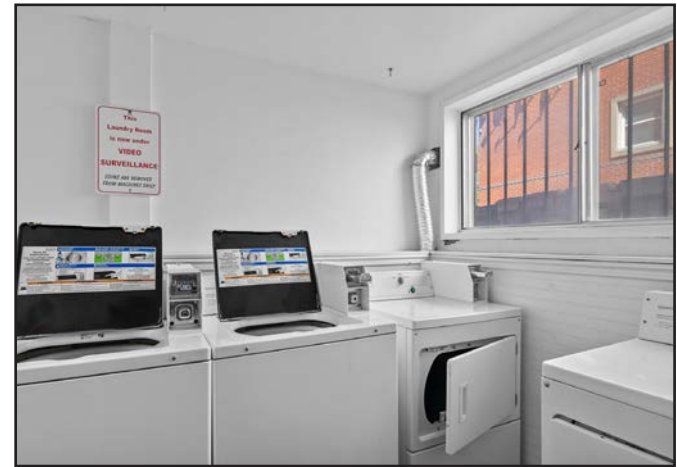
# PHOTOS



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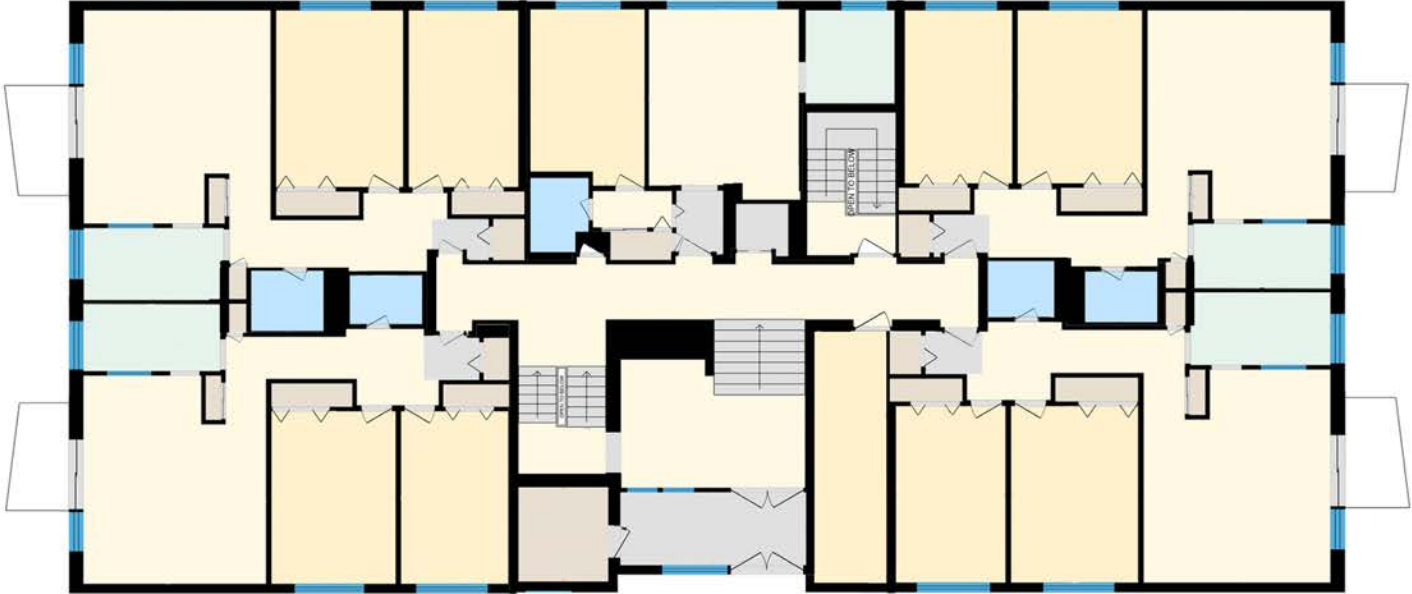


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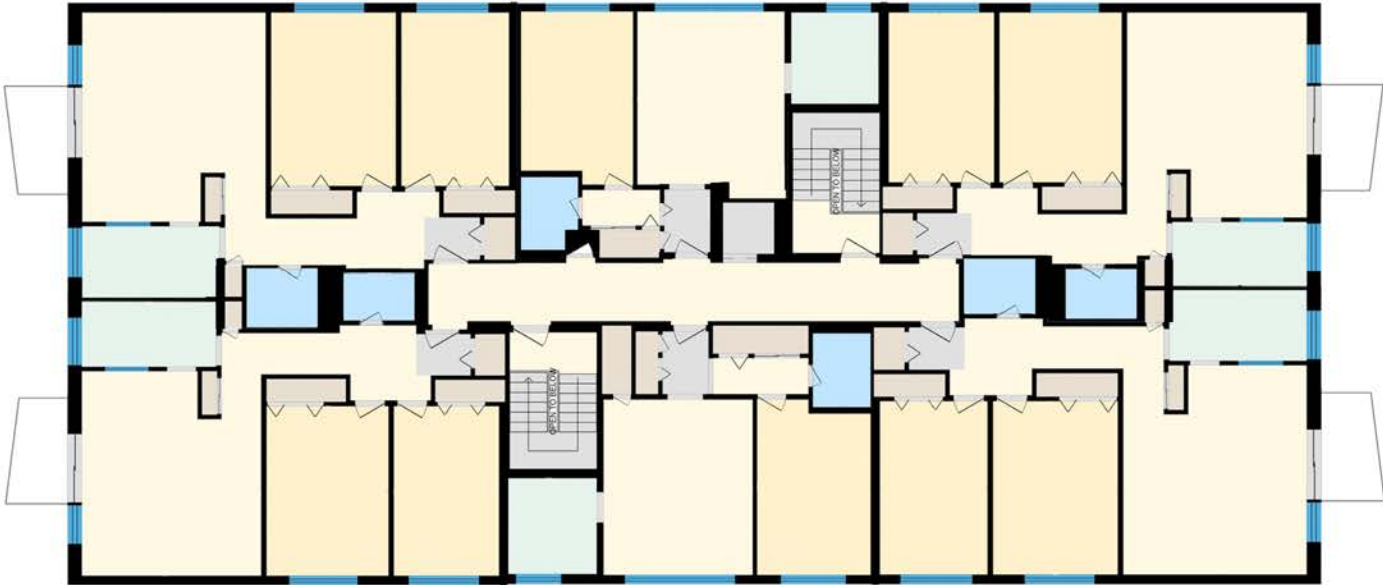


# FLOOR PLANS

## MAIN FLOOR

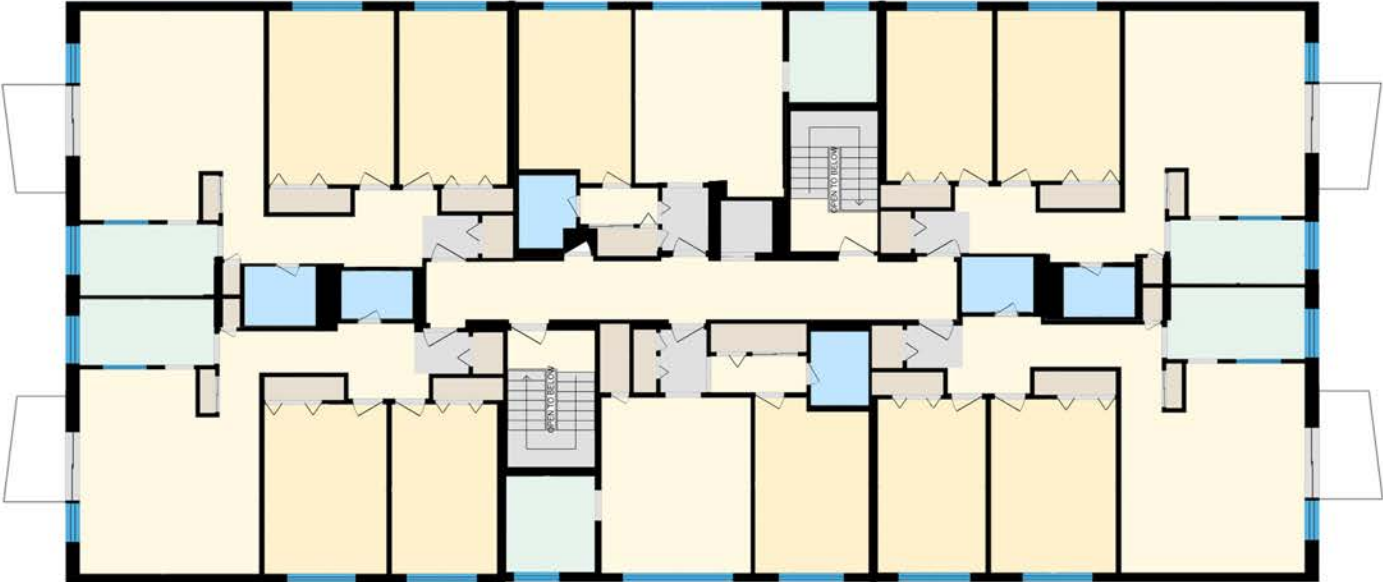


## SECOND FLOOR

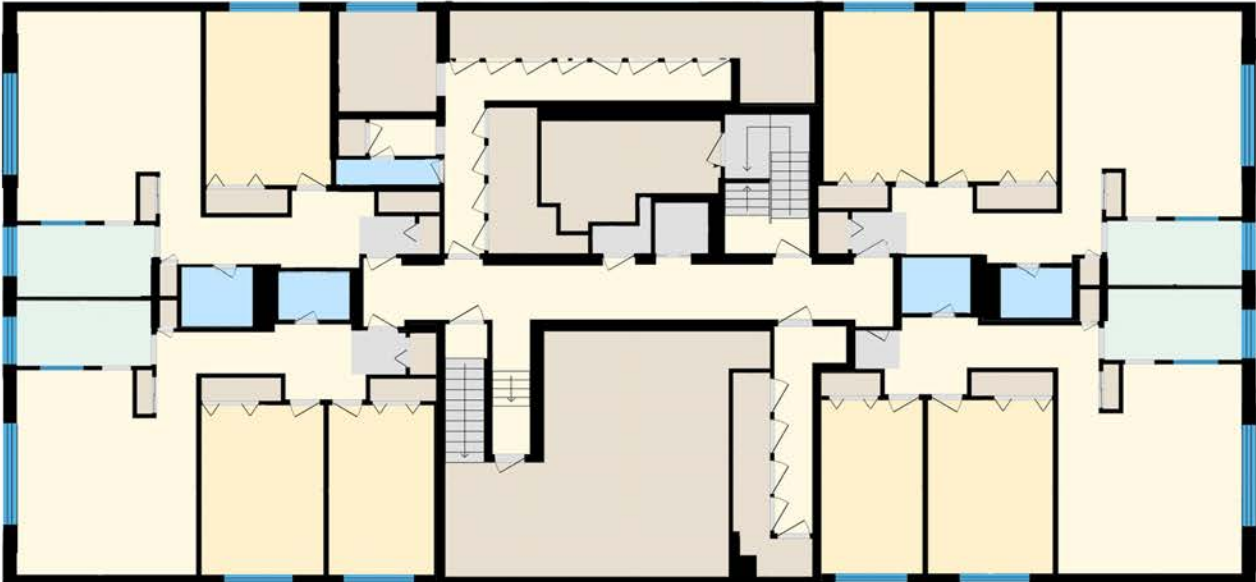


# FLOOR PLANS

## THIRD FLOOR



## BASEMENT



All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at [www.rtrcr.com](http://www.rtrcr.com).



## PRIME INVESTMENT LOCATION AT 287 WESTDALE AVE.

Strategically situated within a desirable and central sector of Kingston, 287 Westdale Avenue is positioned within immediate proximity to both Queen's University campuses and the Kingston Centre transit hub, attracting a consistent demographic of students, healthcare professionals, and faculty. Combining the appeal of an established, tree-lined residential neighborhood with seamless access to the downtown core, this location delivers outstanding convenience and lasting market appeal.

## KINGSTON MULTIFAMILY MARKET

Kingston remains one of Eastern Ontario's strongest rental markets, supported by steady population growth, post-secondary institutions, healthcare employment, and limited housing supply. The city's strategic location between Toronto, Ottawa, and Montreal, combined with ongoing rental demand and constrained multifamily inventory, continues to attract both local and out-of-town investors seeking stable long-term assets.