

For Sale

2318
2nd Concession Rd,
Township of Augusta,
ON

Scott Botting, B.Com

Broker

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Rockwell Commercial Real Estate, Brokerage

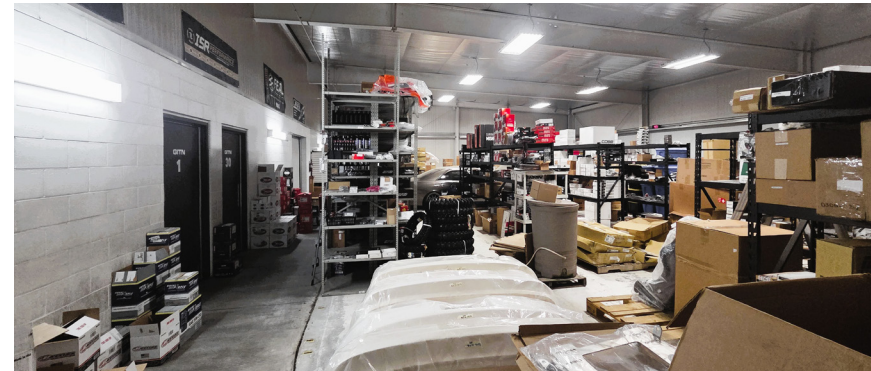
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Property Details

Address	2318 2 nd Concession Road, Township of Augusta, ON K6V 5T1
Total Building Size	± 6,168 sf
Lot Size	± 2.07 acres
Building Age	Built in 2010-2011
Legal Description	PT LT 26 CON 2 AUGUSTA AS IN PR86667; AUGUSTA
PIN	681820506
Official Plan Designation	Rural
Taxes (2025)	\$17,899.91
Lot Dimensions	± 300 ft x ± 300 ft
Lot Coverage	± 6.85%
Doors	One (1) grade-level door (± 8 ft x 8 ft)
Parking	Ample on-site
Site Services	Hydro, gas
Sewage	Septic system
Water	Well
Roofing	Metal
Electrical	400 Amp, 600V
Heating/Cooling	Lennox 6-ton packaged unit + two suspended gas heaters

Asking Price: \$1,349,000.00



 **Zoning** RUX-1, Zoning allows for a range of uses including but not limited to:

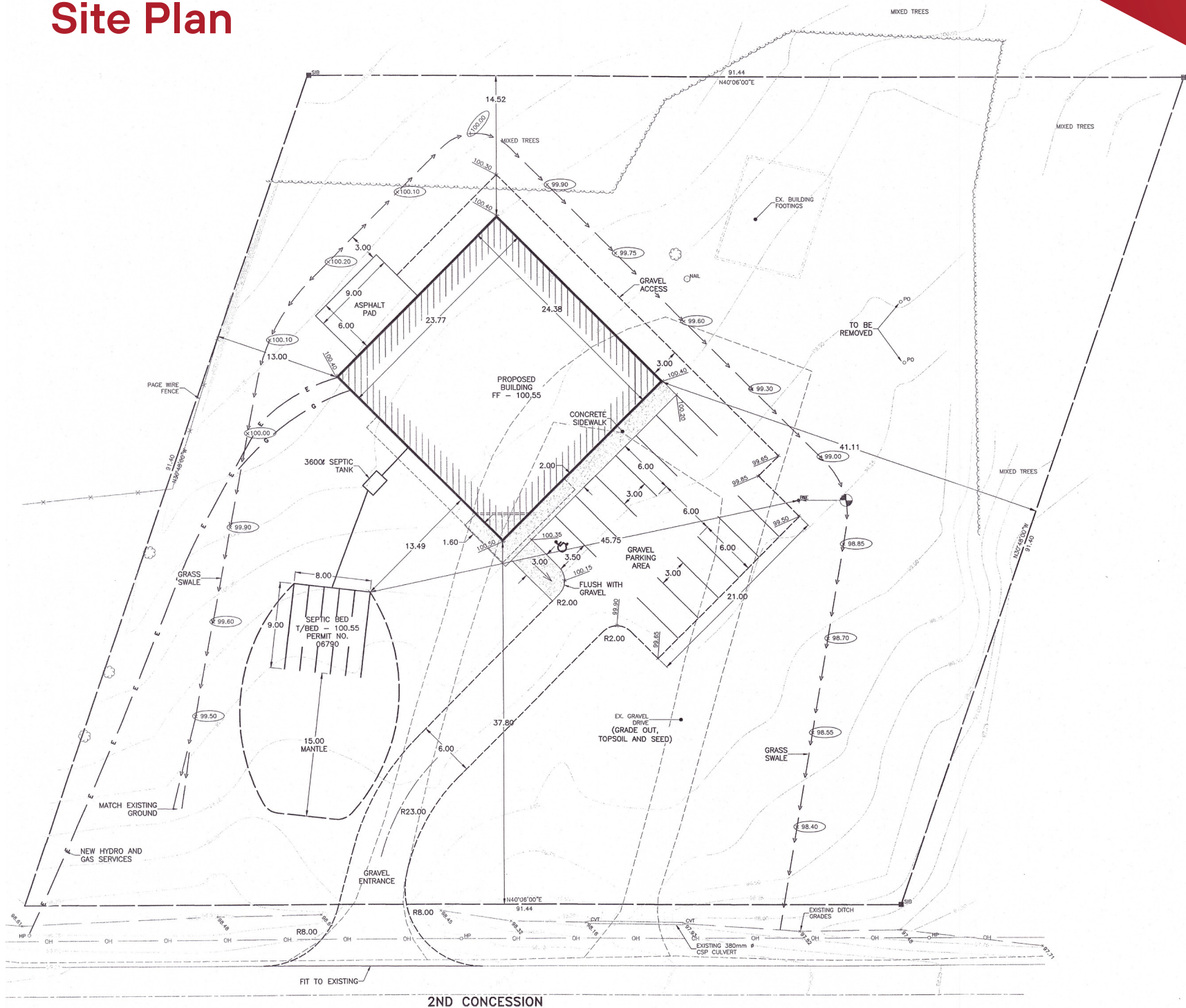
- Agricultural use
- Communications facility
- Place of worship
- Public use
- Recreational commercial establishment
- School
- Hockey school

The Seller is prepared to accept an offer which is conditional upon a buyer obtaining a zoning by-law amendment to permit an intended use which complies with the Official Plan's Rural policy Area, such as:

- Commercial and industrial uses
- Commercial storage
- Custom workshop
- Motor vehicle sales and service

This architectural floor plan depicts a building layout with various rooms and functional areas. The plan is oriented with North (N) at the top. Key features include:

- Rooms and Areas:**
 - ICE AREA 106:** A large central area with a "PREMANUFACTURED TEMPERATURE CONTROLLED ICE SURFACE" and "CONC SLAB w/ PREMANUFACTURED COOLANT LINE SYSTEM".
 - CHANGE ROOM No. 1 110:** Located near the center, containing a shower and benches.
 - CHANGE ROOM No. 2 111:** Located near the center, containing a shower and benches.
 - OFFICIALS' DRESSING ROOM 104:** Located on the right side, containing a shower and benches.
 - OFFICE 103:** Located on the right side, containing a desk and chair.
 - OFFICE / DISPLAY 102:** Located on the right side, containing a desk and chair.
 - LOUNGE 112:** Located near the center, containing a seating area.
 - KITCHEN 108:** Located on the left side, containing a sink and counter.
 - MECHANICAL 107:** Located on the left side, containing a mechanical room.
 - STORAGE 105:** Located on the right side, containing storage units.
 - Barrier Free Washroom 109:** Located near the center, containing a toilet and sink.
- Dimensions and Notes:**
 - Overall dimensions: 78'-0" (width) x 24'-0" (depth).
 - Room dimensions: 10'-0" x 10'-0" (ICE AREA), 10'-0" x 10'-0" (CHANGE ROOM No. 1), 10'-0" x 10'-0" (CHANGE ROOM No. 2), 10'-0" x 10'-0" (OFFICIALS' DRESSING ROOM), 10'-0" x 10'-0" (OFFICE), 10'-0" x 10'-0" (OFFICE / DISPLAY), 10'-0" x 10'-0" (LOUNGE), 10'-0" x 10'-0" (KITCHEN), 10'-0" x 10'-0" (MECHANICAL), 10'-0" x 10'-0" (STORAGE).
 - Notes: "BULTER 2 1/2\" PREFAB. INSULATED WALL PANEL", "STUCCO SYSTEM", "5'-0\" ROOF OVERHANG", "VENTED ALUM SOFFIT ON U/S ENTRANCE OVERHANG", "CONC. TRENCH FOR MECH/ELEC RINK SYSTEMS", "CONC. BLOCK WALLS TO 9'-2\" A.F.F.", "18\" WIDE WOOD BENCH SEE WASHROOM DETAIL DRAWINGS", "NOTE: CONC. BLOCK OPENING LINTELS TO BE 8\" BOND BEAM w/ 2 - 15M BARS FILLED SOLID w/ CONC. 8\" MIN BEARING 1/4\" FILL BLOCKS UNDER BEARING ENDS SOLID 24\"x24\" w/ CONC. U.N.O.", "CEILING HEIGHT 9'-0\" A.F.F.", "1/2\" GYP. BOARD ON 3/4\" METAL STUDS AT COLUMN TO 4\" ABOVE CEILING (TYP.)", "5'-0\" ROOF OVERHANG", "STUCCO SYSTEM", "VENTED ALUM SOFFIT ON U/S ENTRANCE OVERHANG", "CONC. TRENCH FOR MECH/ELEC RINK SYSTEMS", "CONC. BLOCK WALLS TO 9'-2\" A.F.F.", "18\" WIDE WOOD BENCH SEE WASHROOM DETAIL DRAWINGS", "NOTE: CONC. BLOCK OPENING LINTELS TO BE 8\" BOND BEAM w/ 2 - 15M BARS FILLED SOLID w/ CONC. 8\" MIN BEARING 1/4\" FILL BLOCKS UNDER BEARING ENDS SOLID 24\"x24\" w/ CONC. U.N.O.", "CEILING HEIGHT 9'-0\" A.F.F.", "1/2\" GYP. BOARD ON 3/4\" METAL STUDS AT COLUMN TO 4\" ABOVE CEILING (TYP.)", "5'-0\" ROOF OVERHANG", "STUCCO SYSTEM", "VENTED ALUM SOFFIT ON U/S ENTRANCE OVERHANG".





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Contact Information

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Connectivity

Highway 401 (705)		Ottawa		Montreal		Toronto	
Distance	Travel Time	Distance	Travel Time	Distance	Travel Time	Distance	Travel Time
1.6km	2m	101km	1hr	198km	2hr 5m	347km	3hr 23m



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