

FOR SALE

590 CATARAQUI WOODS DRIVE - UNITS 11 & 12



\$775,000

PAUL CHAPMAN

Sales Representative

pchapman@rtcr.com

613-583-3008

KOSTAS DOULAS

Broker of Record

kdoulas@rtcr.com

613-384-1997 Ext. 17

**Rogers
& Trainor**

Commercial Realty Inc.
Brokerage

RTCR.COM

20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

FOR SALE

590 CATARAQUI WOODS DRIVE - UNITS 11 & 12

PROPERTY DETAILS

Civic Address: 590 Cataraqui Woods Dr., Kingston, ON, K7P 1T8

Property Type: 2 Industrial Condo Units, Units 11 & 12

Area:
Unit 11 - 2,000 +/- sq ft
Unit 12 - 2,000 +/- sq ft
Total: 4,000 +/- sq ft

ARN:
1011080191121000000 - Unit 11
1011080191122000000 - Unit 12

PINS: 367320011 (Unit 11) & 367320012 (Unit 12)

Zoning: M1 (Business Park Industrial)

Property Taxes:
Unit 11 - \$10,553.44
Unit 12 - \$10,553.44
Total: \$21,106.88

Condo Fees:
Unit 11 - \$606.00 per month
Unit 12 - \$606.00 per month
Total: \$1,212.00 per month

Heating: Both Units with a suspended gas furnace in warehouse & #11 an additional combo electric/ac forced air in office

Doors:
Unit 11 - One (1) grade level door (16' x 12')
Unit 12 - One (1) grade level door (16' x 12')

Services: All Municipal Services to Site

Parking: Ample on-site parking

Location: North side of Cataraqui Woods Drive, just off Gardiners Road



LOCATION

- Conveniently located 2.1 km to Hwy 401, and 1 km to all high demand amenities
- Very close to major transit hub providing excellent accessibility to all transit linked areas of the City
- Minutes away from Costco, Lowe's, Canadian Tire, Loblaws, various restaurants, and The Cataraqui Centre; the only enclosed Shopping Centre in Kingston

FOR SALE

UNIT 11 - 590 CATARAQUI WOODS DRIVE



UNIT 11 - FRONT

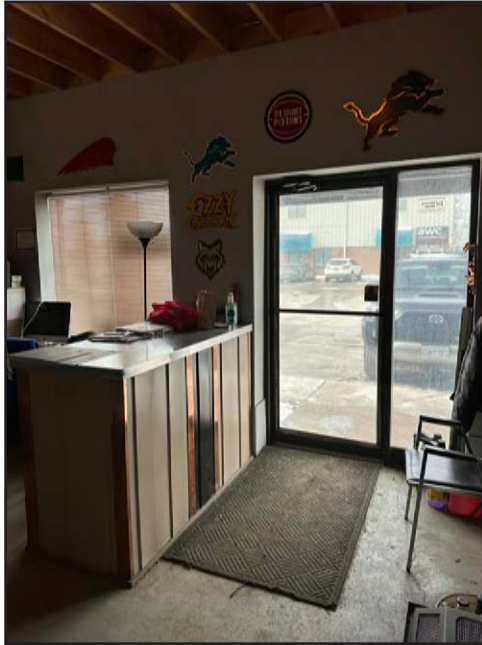


UNIT 11 - BACK



FOR SALE

UNIT 12 - 590 CATARAQUI WOODS DRIVE



UNIT 12 - FRONT

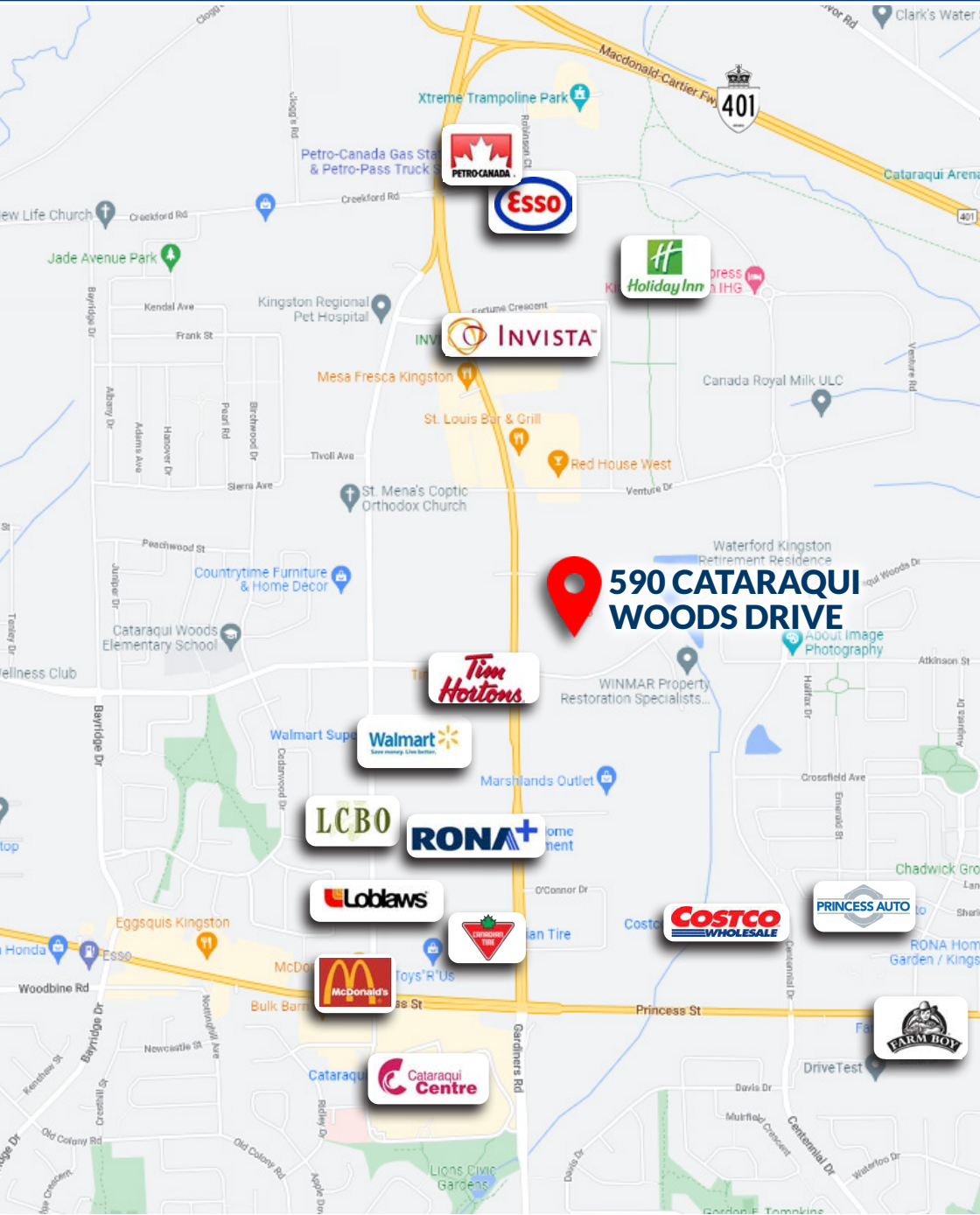


UNIT 12 - BACK



FOR SALE

590 CATARAQUI WOODS DRIVE - UNITS 11 & 12



NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Red House West
- Quesada Burritos
- St. Louis Bar & Grill
- Limestone Kebab House

FITNESS & RECREATION

- Fit4Less
- Planet Fitness
- Xtreme Trampoline Park

GROCERY

- Loblaws
- Costco
- Farm Boy

AMENITIES

- Rona+
- Princess Auto
- Cataraqui Centre
- BMO, CIBC, RBC

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Small City in Canada for Startups in 2025, for the 6th Consecutive Year (*StartupBlink*)
- Ranked #1** Top Small City Worldwide in Energy & Environmental Ecosystems in 2025 (*StartupBlink*)
- Ranked #1** Best City Access to Amenities in Ontario in 2024 (*Globe and Mail*)
- Ranked #1** Best Cities for Students in Canada in 2023 (*HelloSafe*)
- Ranked #2** Ontario's Trending Cities for Renters in 2025 (*Rent Cafe*)
- Ranked #5** Best Place to Live in Ontario in 2024 (*uhomes.com*)
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*

