

FOR SALE

190 RESOURCE ROAD - UNIT 8



**LIGHT-INDUSTRIAL
COMMERCIAL CONDOMINIUM**

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& Trainor**

Commercial Realty Inc.
Brokerage

RTCR.COM

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

FOR SALE

190 RESOURCE ROAD - UNIT 8

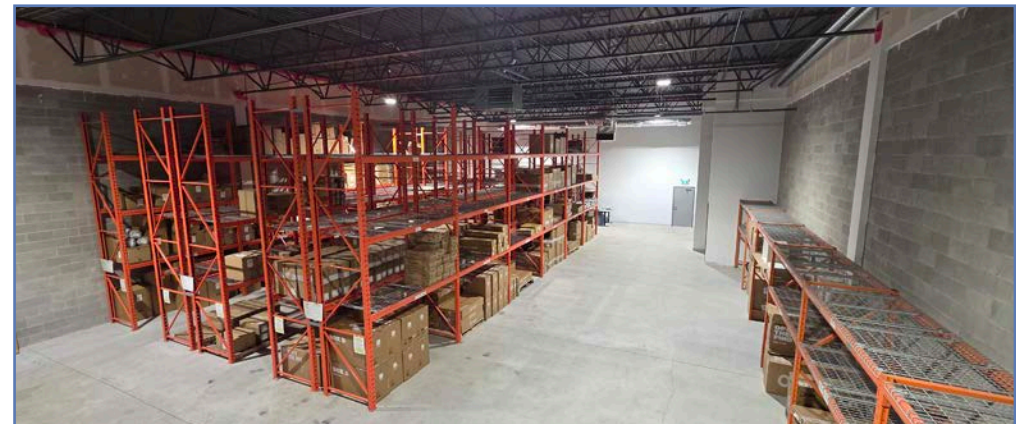
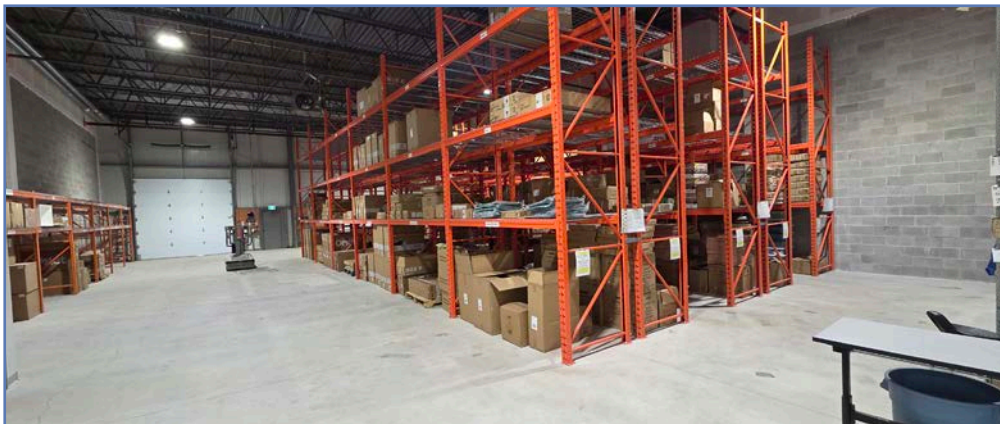
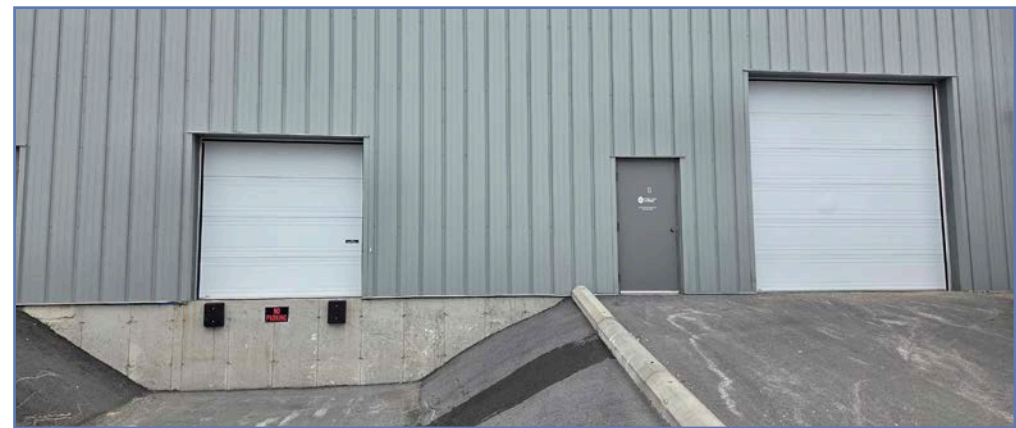
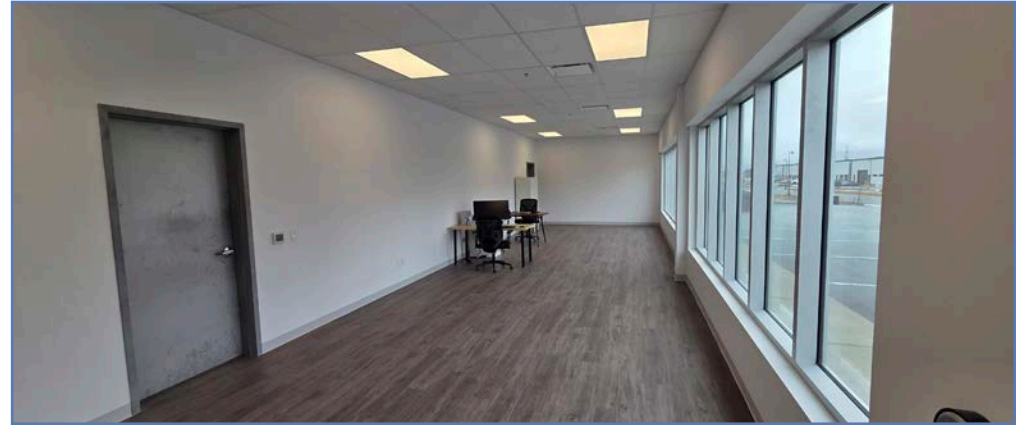
PROPERTY DETAILS

Address:	190 Resource Rd., Kingston, ON, K7P 0V4	
Property Type:	Light Industrial/Office Condominium Unit, Unit 8	
Asking Price:	\$1,490,000	
Area:	Office -	710 +/- sq ft
	Industrial -	4,290 +/- sq ft
	Total:	5,000 +/- sq ft
ARN:	101108019012629	
PIN:	367890008	
Zoning:	M3- Industrial	
Property Taxes:	\$19,128.13 (2025 full)	
Condo Fee:	\$1,068.00 per month	
Electrical:	225 amp, 240 volt	
Loading Doors:	One (1) truck level shipping door One (1) drive-in level shipping door (12' x 14')	
Services:	water/sewer/natural gas/electricity	
Parking:	Ample on-site parking	
Location:	South side of Resource Road, just west of Centennial Drive	

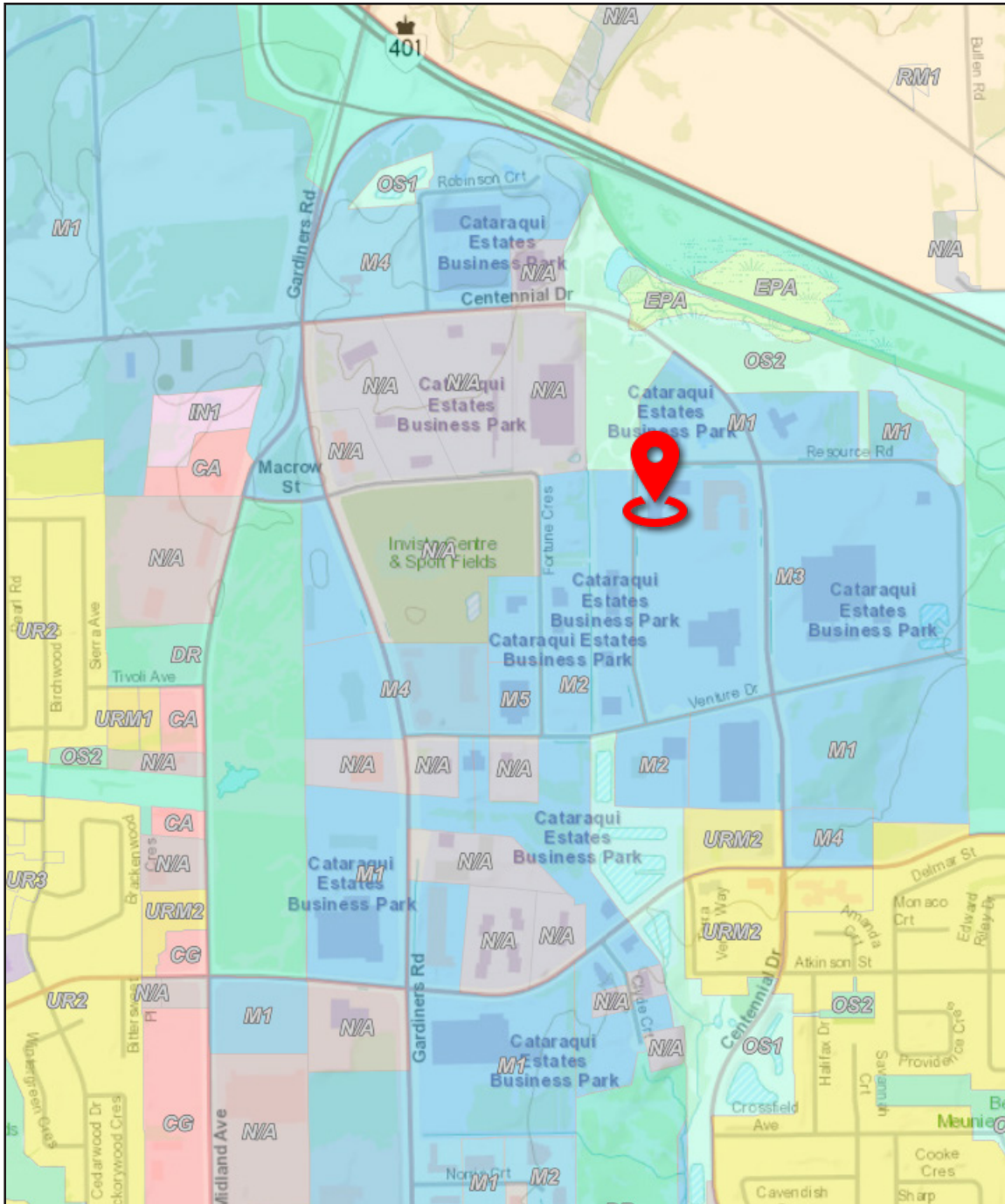
CATARAQUI ESTATES BUSINESS PARK



PHOTOS



ZONING & PERMITTED USES



M3-L91 Zoning

General Permitted Uses:

- Business and professional office within 90m of a streetline
- Communications and utilities facility
- Construction and transportation activities and facility
- Institutional uses with General Industrial characteristics, such as a trade school
- Manufacturing, assembly, fabricating and processing operations
- Public
- Storage, warehousing and wholesale trade activities

Permitted Complementary Uses:

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

Permitted Use Conditions

- 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.

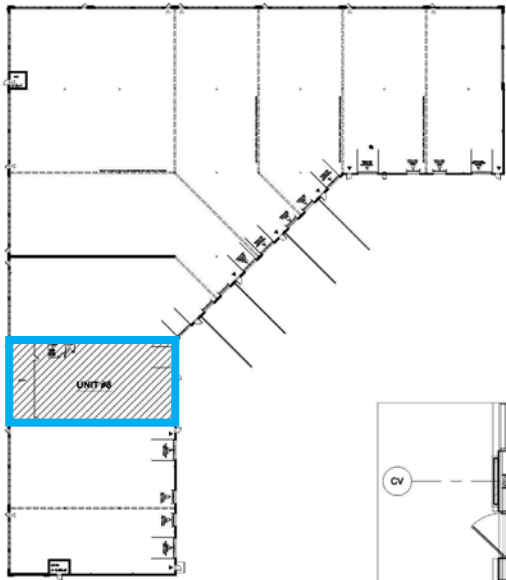
Complementary Uses:

- 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.
- Complementary uses shall be limited to a maximum of 25% of the total gross floor area of all buildings and structures on the lot.

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.

SITE PLAN & FLOOR PLAN - UNIT 8



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.

LOCATION



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
- Cataraqi 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*