

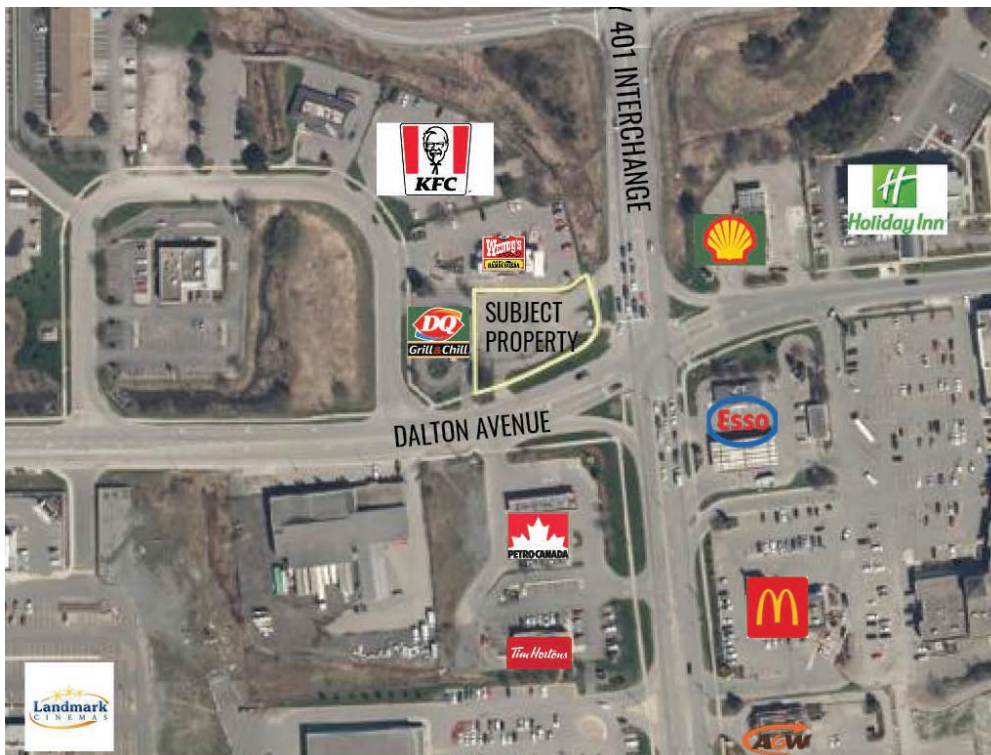


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LAND LEASE



45 DALTON AVENUE | Interchange 401 & Division Street - Kingston



MARKET INSIGHTS

The Greater Kingston & Area has a population (2016 census) of over 161,000. Ideally located almost midway to GTA, Ottawa & Montreal only 53 kms to US Border. Home to Queens University, Royal Military College, Smith School of Business & St. Lawrence College. A consistent Top 20 ranked City to Live by McLeans Magazine.

ZONING

Business Park (C2.187):

Retail & Food Store Uses, Bank, Shopping Centre Retail as further outlined per By-Law

OVERVIEW:

This location is on one of Kingston's highest-profile corners, located at the Northwest Corner of Dalton & Division St just off a major exit of the 401 into the City of Kingston. Surrounding retail chains include Starbucks, McDonald's, Dairy Queen, Tim Hortons, Canadian Tire, Shoppers Drug Mart, and more. This is a Land Lease to Tenant opportunity whereby Tenant Builds to Suit and land leases land only starting at a lease rate of \$55,000 / annum triple net (payable monthly \$4,600/month plus HST and additional Rent) and carefree to Landlord for the first five years of the 20-year term, escalating every 5 years over the term. Land Lease Format Structure is advance prepared for preview by prequalified prospects. If you are looking for a high-profile location at a major entrance to Kingston, consider Dalton & Division.

**Land Lease Rate: from
\$55,000/Annum**

RE/MAX
COMMERCIAL®

**Taxes:
\$26,056 /annum 2024**

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CONTENT SUBJECT TO CHANGE AND INDEPENDENT VERIFICATION, PRIOR LEASE/SALE E. & O.E.

45 DALTON AVE. | Kingston - Ontario

LAND LEASE



KEY FEATURES

- Land Area of approx. 21,247 square/ feet
- Prime corner fronting Division St. & Dalton Ave.
- At major 401 interchange to the City of Kingston
- Location surrounded by major national and international brands
- High Profile Location

UTILITIES / SERVICES

- 6" Sanitary Sewer Connection to lot line
- Natural Gas Service to Lot Line
- 200 Amp @240 Volt three phase four wire electrical service to lot line
- 6" Water Connection to lot line



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- COMMERCIAL DIVISION -



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