

45 Dalton Ave, Kingston

NEW FOR LEASE \$4,600 Month

Kingston, 22 - East Of Sir John A. Blvd, Frontenac, Ontario K7K 6C2

X12124038

RE/MAX RISE EXECUTIVES, BROKERAGE

Land	22050 Sq Ft	Other Retail	Designated	0
TYPE	TOTAL AREA	USE	CATEGORY	DOM



RE/MAX RISE EXECUTIVES, BROKERAGE

CLIENT REMARKS

Located at one of Kingston's highest-profile corners, this property is situated at the northwest corner of Dalton & Division St., just off a major exit of Highway 401 into Kingston. Surrounding retail chains include Starbucks, McDonald's, Dairy Queen, Tim Hortons, Canadian Tire, Shoppers Drug Mart, and more. This is a land lease opportunity where the tenant builds to suit, with land lease rates starting at \$55,000 per annum, triple net (payable monthly at \$4,600 plus HST and additional rent). The lease is carefree to the landlord for the first five years of the 20-year term, with escalations every five years. The land lease format structure is available for preview by prequalified prospects. If you are looking for a high-profile location at a major entrance to Kingston, consider Dalton & Division.

LISTING INFORMATION

PIN#	360630084	POSSESSION	TBD
TAXES	\$26,056 (2024) Annual	REMARKS	
TAX YEAR	2024	SELLER PROPERTY	N
LEGAL DESCRIPTION	PT LT 24 CON 3 KINGSTON PT 1 13R5495; S/T FR380803; KINGSTON ; THE COUNTY OF FRONTENAC TOGETHER WITH AN EASEMENT OVER PT LT 1, PL 1921, PT 1 13R22231 AS IN FC313844	INFO STATEMENT	
STATUS	Available		
MINIMUM RENTAL	120		
TERM			

MAXIMUM RENTAL 120
TERM

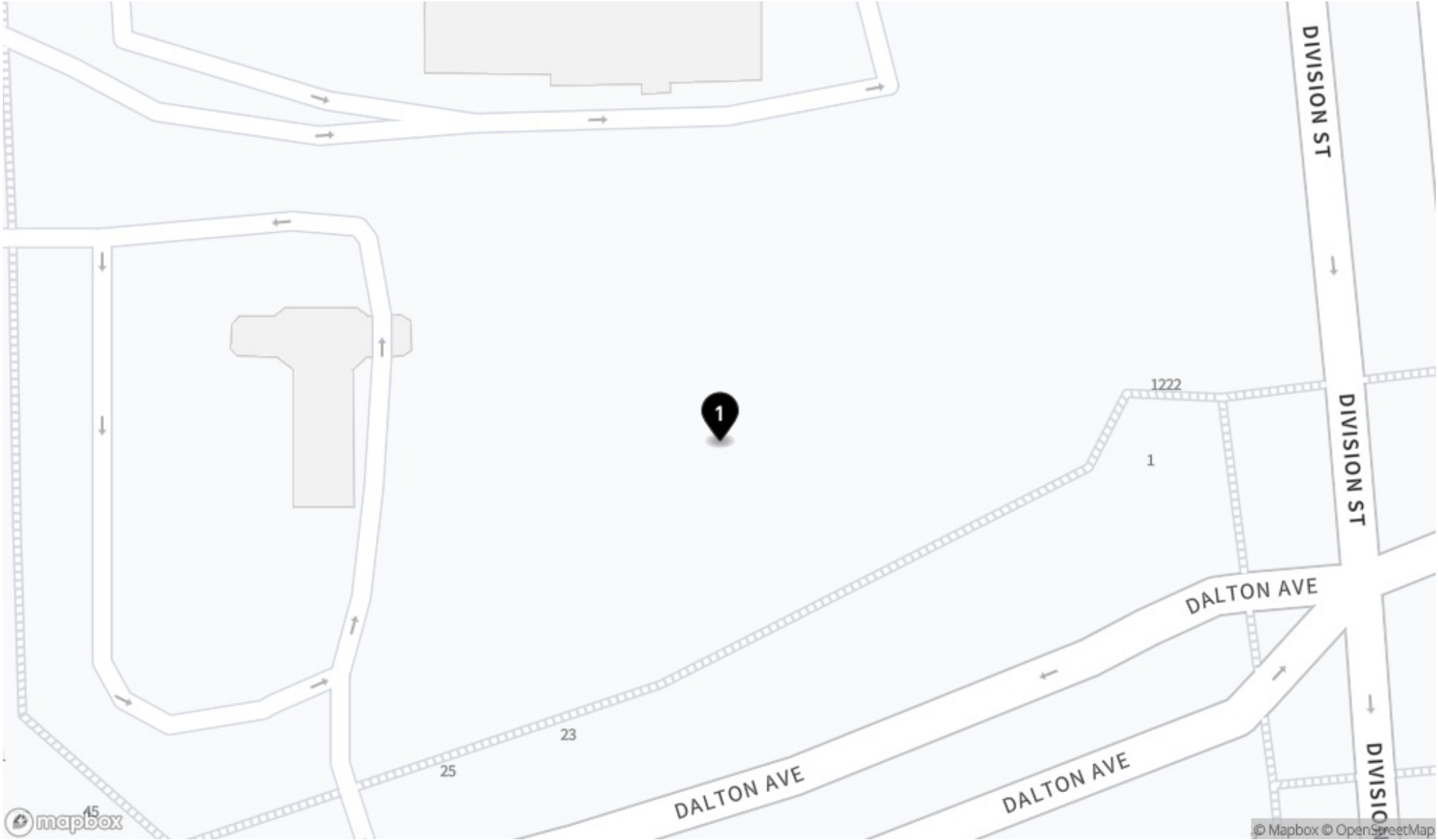
PROPERTY INFORMATION

LOT SIZE 147 x 150 Feet
DIR/CROSS ST Division Street
ZONING C2.187
LOT SIZE SOURCE GeoWarehouse
AREA Frontenac
MUNICIPALITY Kingston
COMMUNITY 22 - East of Sir John A. Blvd

WASHROOMS 0
WATER Municipal
SEWERS Sanitary
UTILITIES A
LOT CODE Lot

LISTING CONTRACTED WITH

RE/MAX RISE EXECUTIVES, BROKERAGE
613-546-4208



LSC	ADDRESS & MUNICIPALITY	COMMUNITY	LIST PRICE	SOLD PRICE	TYPE	BR	WR	FAM	KIT	GAR TYPE	AC	HEAT	CONTRACT DATE	SOLD DATE	LIST BROKERAGE	CO-OP BROKERAGE	MLS#
1 NEW	45 Dalton Ave Kingston	22 - East of Sir John A. Blvd	\$4,600		Land+	0	0						5/5/2025		RE/MAX RISE EXECUTIVES, BROKERAGE		X12124038

AVERAGES

	MEAN	MEDIAN
PRICE	\$4,600	\$4,600