RE/MAX COMMERCIAL

FOR SALE

COMMERCIAL CONDOMINIUMS



THE COMMERCIAL COLLECTION

Waterfront Commercial on Lake Ontario

1102 King West, Units 1, 2, 4 & 6 · Kingston, ON

AVAILABLE
4 Units

SIZES
958 – 3,918 sq.ft.

PRICED FROM
$665,810 + HST

16-ft ceilings · lake & marina views · site plan approved

PATRICK HULLEY, Broker of Record · 613.541.9821
REMAX RISE Executives, Brokerage – Commercial Division

HulleyCollective.ca

WELCOME TO THE COMMERCIAL COLLECTION

A Rare Waterfront Address for Business

Set on a pier in Cataraqui Bay, just west of the Cataraqui Golf & Country Club, the commercial building anchors a site plan approved waterfront community: luxury condominiums at 1110 King West and purpose-built luxury rentals at 1106 King West.

Six commercial condominium units face the waterfront promenade, and four are now offered for sale. Each is delivered with base building improvements in place, ready for your fit-up, and zoned for commercial and restaurant uses.



KING STREET WEST AT CATARAQUI BAY

Site Plan Approved
Mixed-use waterfront development

343 Residential Units
Planned on site, per site plan

Approved 35-Slip Marina
Views across the water

16-ft Ceilings
Upper & lower windows, per plan

Geothermal Support
Heat pump with geothermal heating

Est. Possession
December 2029 (TBA)

PRICING AND AVAILABILITY SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E.

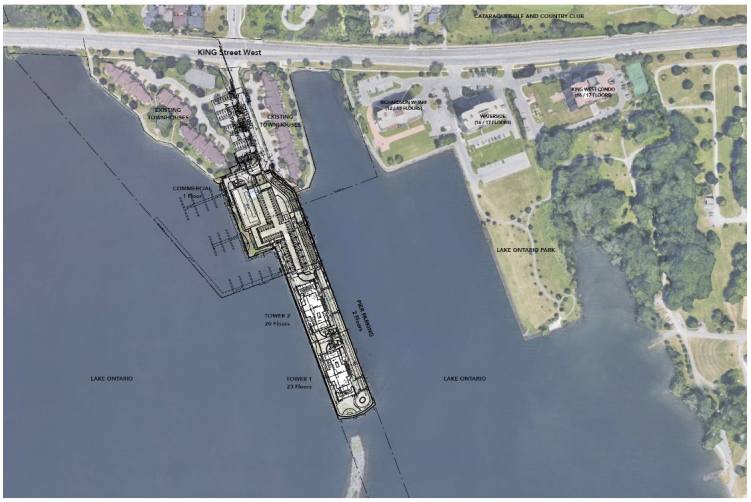
THE SITE

Lakeside, in the City

The commercial building sits at the entrance to the pier, with dedicated commercial parking beside it.



ARTIST CONCEPT · SITE PLAN



LOCATION

- On King Street West, just west of the Cataraqui Golf & Country Club
- Next to Lake Ontario Park and an established waterfront condo corridor
- Landscaped grounds and a waterfront pathway around the pier
- Two residential towers on site: 1110 King West (condominiums) and 1106 King West (rentals)

FOR SALE · FOUR UNITS

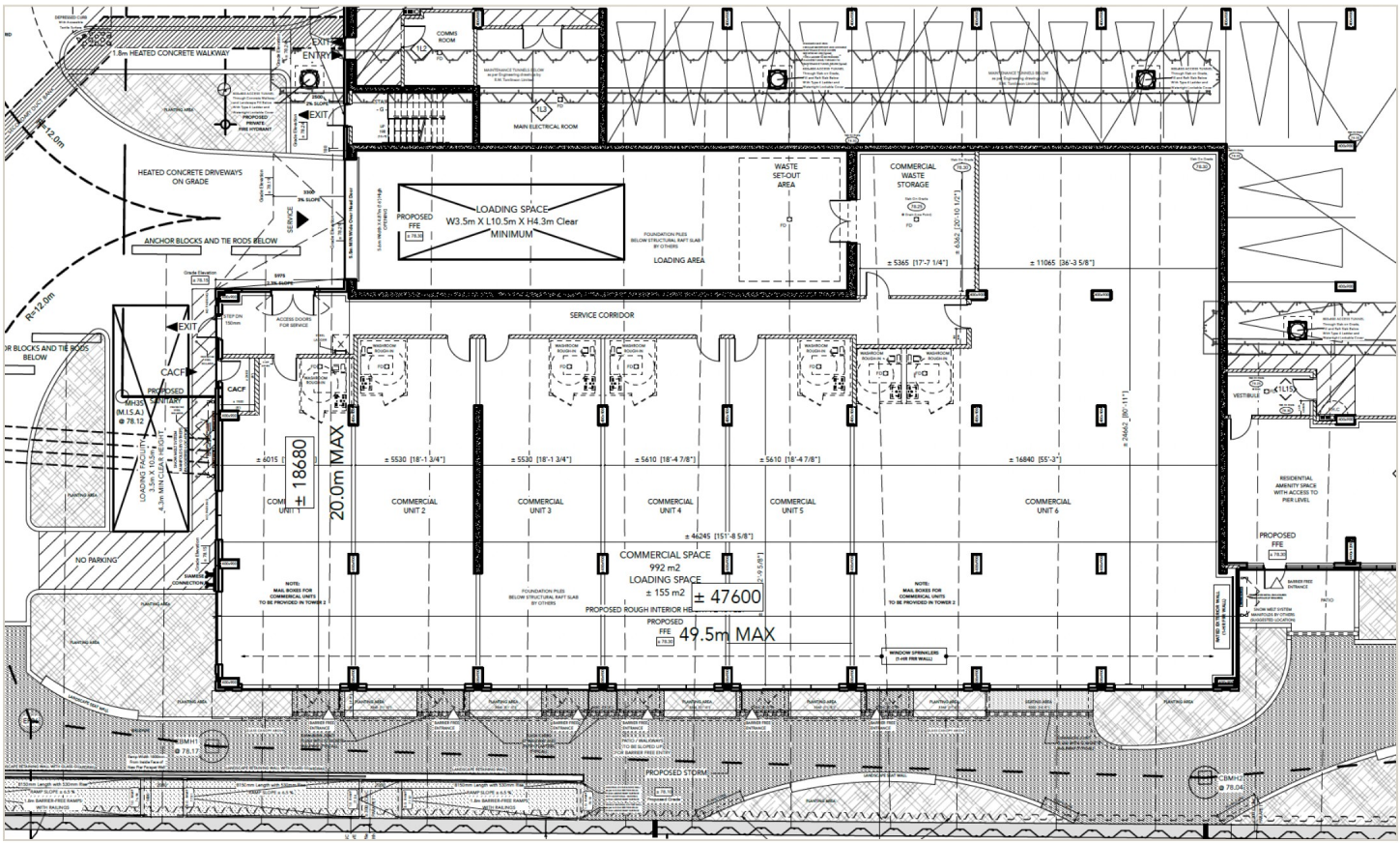
Available Units

UNIT	SIZE	LIST PRICE	PER SQ.FT.	SERVICE	HIGHLIGHT
Unit 1	1,042 sq.ft.	**$749,800**	$720	125 amp	Bright end unit
Unit 2	958 sq.ft.	**$665,810**	$695	125 amp	Directly overlooks the water
Unit 4	972 sq.ft.	**$675,540**	$695	125 amp	Directly overlooks the water
Unit 6	3,918 sq.ft.	**$2,695,000**	$688	200 amp	Largest unit · end unit

All prices plus HST. Commercial condominium fees preliminarily budgeted at **$0.40 per sq.ft.**, subject to confirmation of the billing period and final budget. The commercial component will form a separate condominium corporation.

COMMERCIAL FLOOR PLAN

Units 1, 2, 4 & 6 offered for sale · per architect's plan



SIZES PER PLAN. PRICING AND AVAILABILITY SUBJECT TO CHANGE. E.&O.E.

DELIVERED READY FOR YOUR FIT-UP

Base Building & Zoning

EACH UNIT INCLUDES

01 Poured concrete floor

02 Perimeter walls drywalled, sanded and primed

03 Electrical panel in each unit: 125-amp service to Units 1–5, 200-amp to Unit 6

04 HVAC connections stubbed in for purchaser's installation

05 Base building sprinkler system

06 Completed washroom with tiled floor and standard hot water tank

07 Commercial-grade accessible entrance door

08 All exterior works and landscaping completed

09 Parking in common within the designated commercial parking area

10 Mail pickup through Tower 2 at 1106 King West

ZONING

B3.216

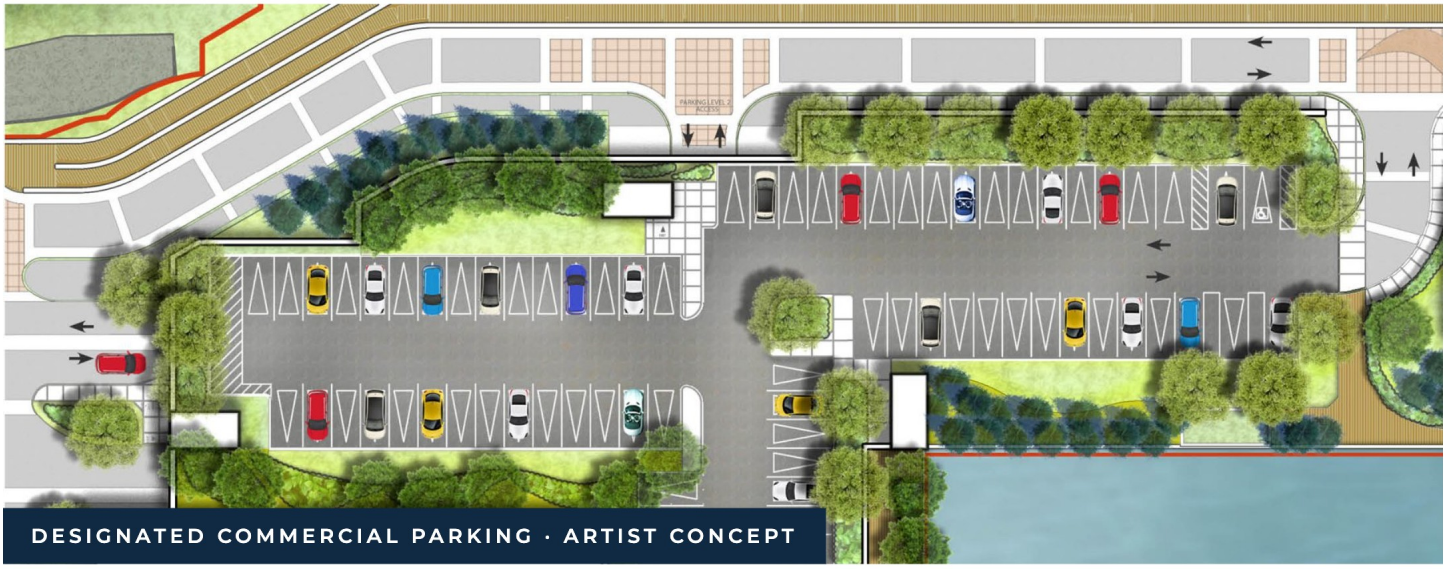
Permits commercial and restaurant uses, including a retail convenience store serving residents and marina customers, to a combined maximum floor area of 1,000 m².

COMMON AREAS

Full access to common loading and unloading area

Access to common area parking

Shared podium parking



DESIGNATED COMMERCIAL PARKING · ARTIST CONCEPT

HULLEY COLLECTIVE

STRATEGIC REAL ESTATE SOLUTIONS

Let's Talk Commercial Real Estate

1102 KING WEST · UNITS 1, 2, 4 & 6 · KINGSTON, ON

YOUR CONTACT

Co-operating brokerages welcome



Patrick Hulley

BROKER OF RECORD / CO-OWNER

613.541.9821

patrickhulley@gmail.com

ARRANGE A PRESENTATION

For floor plans, unit details or to submit an offer, contact Patrick directly.

REMAX RISE Executives, Brokerage – Commercial Division
Office 613.546.4208 · Additional opportunities at **HulleyCollective.ca**

REMAX RISE

EXECUTIVES, BROKERAGE - INDEPENDENTLY OWNED AND OPERATED

REMAX COMMERCIAL

Subject to Seller's Agreement of Purchase and Sale. Prices are plus HST. Pricing, fees and availability are subject to change without notice. Sizes are approximate and per plan. Plans and renderings are artist concepts. Offered by Kingston Waterfront Developments Limited. E.&O.E. REMAX RISE Executives, Brokerage.