



CLERMONT
GROUP

1-590 Cataraqui Woods Drive
Kingston, Ontario
K7P 1 T8
ClermontGroup.com

FOR SALE

**590 CATARAQUI WOODS
DRIVE
UNITS 1 & 2**
Kingston, Ontario

SALE PRICE

\$639,000

TAXES

\$4,244 (2010)

AVAILABLE AREA

4,000 sq. ft. (approx)

CONDO FEES

\$7.50 PSF (utilities included)

ZONING

M6-19

LOADING DOORS

None

PARKING

Onsite parking available at no additional charge

SPRINKLER

No

CONSTRUCTION

Steel

MUNICIPAL WATER

Yes

MUNICIPAL SEWERS

Yes

**FOR MORE INFORMATION
PLEASE CONTACT:**

Carol Parks
Property Manager

Telephone: 613.384.4477 Ext. 203
Facsimile: 613.384.4497

cparks@clermontgroup.com



DESCRIPTION

Beautiful professional office building located at entrance to the condominium complex within 5 minutes of Highway 401. Property includes:

- Nine offices
- Reception area with built in desk
- Waiting lounge
- Boardroom
- Kitchen
- Alarm system, central air
- Carpet and ceramic floors
- Accessible washrooms
- Ideal for all types of professional or medical uses
- Lots of parking for clients and staff

NOTES:

This building is centrally located between Toronto, Ottawa & Montreal.

Note: All information provided is deemed reliable but is not guaranteed and should be independently verified.



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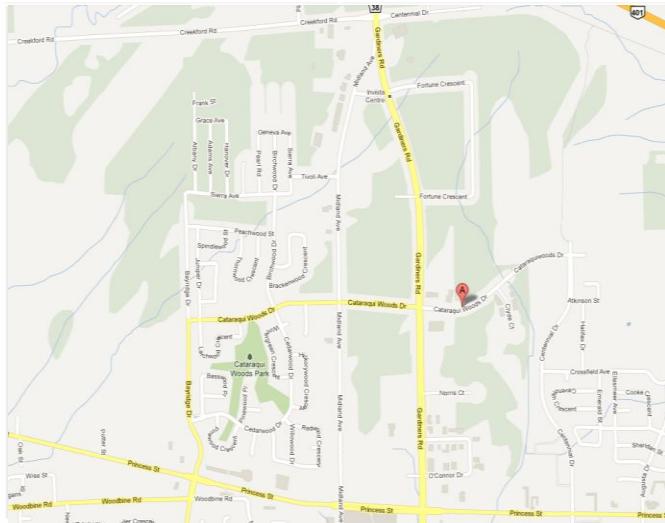
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**ZONING INFORMATION:
M6-19**

Its permitted uses include, but are not limited to, the following:

- **Business or Professional Office**
- **Assembly Plant**
- **Apparel or Finished Textiles Plant**
- **Fabricating Plant**
- **Manufacturing**
- **Warehouse**
- **Accessory Wholesale Establishment**
- **Accessory Retail Use**



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NOTES

This listing is also available for lease. Please visit our website for details.

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