

\$999,900 - 45 Chestnut Street, Kingston (east Of Sir John A. Blvd)

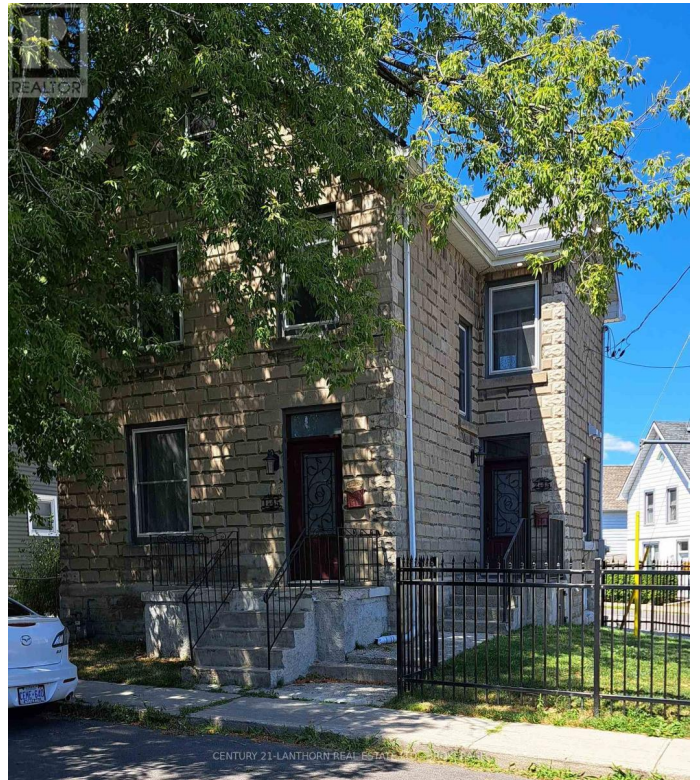
MLS® #X12304904

\$999,900

0 Bedroom, 0.00 Bathroom, 1,708 sqft
Business on 0.00 Acres

22 - East of Sir John A. Blvd, Kingston (east Of Sir John A. Blvd), Ontario

Exceptional investment opportunity in the heart of downtown Kingston. 45 Chestnut Street is a completely rebuilt, fully licensed two-unit property currently operating as two successful Airbnb suites. Ideal for hands-off investors, urban landlords, or owner-occupants seeking supplemental income. Stripped to the studs and professionally renovated between 2022 and 2023, this rusticated stone home was rebuilt with long-term performance and compliance in mind. Both units feature independent HVAC controls, in-suite laundry facilities, programmable Wi-Fi thermostats, and individual shut-off valves. All major systems have been updated, including electrical, plumbing, ductwork, windows, insulation(spray foam from the basement to the attic), and fire separation, to meet or exceed Ontario Building Code requirements. The cellar is fireproofed with mono-coat treatment. Modern touches include luxury vinyl flooring, quartz/granite counters, custom kitchen cabinetry, ceramic and marble tile work, LED soffit lighting, a security camera system, and an EV charger. Exterior upgrades include a metal roof, new eavestroughs, metal fencing, parking improvements, and fresh sod. The upper 2-bedroom unit features a finished garret loft and a private deck with views overlooking the Fruit Belt. The lower 1-bedroom unit offers an executive-style layout



perfect for professionals or extended stays. Both are fully furnished and outfitted with linens, utensils, décor, and kitchenware included, making this a seamless short-term rental handoff. Whether you're looking to maintain the Airbnb income stream, convert to long-term rentals, or occupy one unit while renting the other, this property is 100%turnkey and ready to perform. (id:6289)

Essential Information

Listing #	X12304904
Price	\$999,900
Bathrooms	0.00
Square Footage	1,708
Acres	0.00
Type	Business

Community Information

Address	45 Chestnut Street
Subdivision	22 - East of Sir John A. Blvd
City	Kingston (east Of Sir John A. Blvd)
Province	Ontario
Postal Code	K7K3X4

Interior

Appliances	Dryer, Washer
Heating	Natural gas Other
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=60 x 92.5 FT
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Listing Details

Listing Office	CENTURY 21-LANTHORN REAL ESTATE LTD., BROKERAGE
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