

\$849,900 - 166 Queen Street, Kingston (east Of Sir John A. Blvd)

MLS® #X12342269

\$849,900

5 Bedroom, 4.00 Bathroom,
Multi-family on 0.00 Acres

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

DOWNTOWN LUXURY LIVING CAN BE YOURS, WITHIN WALKING DISTANCE OF ALL AMENITIES. THIS UNIQUE PROPERTY ALSO OFFERS THE ABILITY TO HAVE YOUR BUSINESS AND HOME IN THE SAME LOCATION WITH A GORGEOUS MAIN FLOOR OFFICE SET UP WITH 3 OFFICE SPACES, AND A RECEPTION AREA TOO WITH FRONT AND REAR EXIT. REAR EXIT LEADS TO AN AWESOME 700 SF PATIO AREA WITH LIMESTONE WALLS THAT MAY ALSO BE SUITABLE TO TURN THIS COMMERCIAL SPACE INTO A COFFEE SHOP WITH PATIO SPACE COMBINED. WITH LUXURY CONDOMINIUMS RIGHT NEXT DOOR AND 2 LARGE 23 STOREY LUXURY APARTMENT BUILDINGS WITH WATER VIEWS OF THE ST LAWRENCE RIVER CURRENTLY UNDER CONSTRUCTION, WITHIN EASY WALKING DISTANCE, A DEMAND FOR SMALL OFFICE SPACE OR OTHER USES WILL BE GREAT IN THIS FAST CHANGING NEIGHBOURHOOD WITH SHOPPING, WATERFRONT WALKWAYS AND MARINAS AND THEATRES ALL WITHIN A FEW STEPS. THE 2ND AND 3RD LEVEL OF THE HOME IS CURRENTLY A REGISTERED AIR BNB WITH THE CITY OF KINGSTON AND BRINGS IN A STEADY INCOME WITH POTENTIAL RENT OF \$200-\$300 PER DAY



WITH SEASONAL INCREASES,AND COULD POSSIBLY BE SOLD TURN KEY. THIS AREA HAS CATHEDRAL CEILINGS, A LOVELY KITCHEN AREAAND TWO FULL BATHROOMS WITH A MASSIVE 3RD FLOOR PRIMARY BEDROOM AREA.THE LOWER LEVEL COULD EASILY BE LEASED TO QUEENS STUDENTS OR PROFESSIONALS WITH ITS OWNSEPERATE ENTRANCE, AND IS SET UP AS A VERY FUNKY ONE BEDROOM APARTMENT.THE PROPERTY DOES NOT INCLUDE PARKING BUT THERE ARE PARKING LOTS AND STREET PARKING EVERYWHEREWITH THE FURTHER POSSIBILITY OF INDOOR RENTAL SPACES IN THE NEWLY FINISHED NEIGHBOURING CONDOSOR SOON TO BE FINISHED LUXURY APARTMENTS JUST A BLOCK AWAY.MAKE A TRIP TO THIS DOWNTOWN CITY LOCATION AS PART OF YOUR EXPLORATION OF WHERE TO LIVE ANDWORK IN THE CITY. THE PERFECT HOME FOR THE ENTREPRENEUR WHO CAN PUT THEIR CREATIVITY TO WORK INONE OF THE FASTEST GROWING CITIES IN CANADA.POTENTIAL INCOME MAIN FLOOR OFFICE SPACE WITH PATIO \$24,000.00POTENTIAL INCOME 2D AND 3D FLOOR LUXURY LICENSED AIRBNB \$30,000 PLUSPOTENTIAL INCOME LOWER LEVEL \$18,000 (id:6289)

Essential Information

Listing #	X12342269
Price	\$849,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Multi-family

Community Information

Address	166 Queen Street
Subdivision	22 - East of Sir John A. Blvd
City	Kingston (east Of Sir John A. Blvd)
Province	Ontario
Postal Code	K7K1B1

Amenities

Amenities	Hospital, Public Transit
Features	Guest Suite, In-Law Suite
Parking	No Garage
View	City view

Interior

Appliances	All, Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Forced air
Cooling	Central air conditioning
# of Stories	3
Has Basement	Yes
Basement	Apartment in basement, Walk out

Exterior

Exterior	Brick
Lot Description	30 x 66 FT
Foundation	Stone

Listing Details

Listing Office	RE/MAX FINEST REALTY INC., BROKERAGE
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