

# \$2,100,000 - 120 Yonge Street, Kingston (central City West)

MLS® #X12454390

**\$2,100,000**

9 Bedroom, 6.00 Bathroom,  
Multi-family on 0.00 Acres

18 - Central City West, Kingston (central City West), Ontario

Prime Multi-Unit Investment Opportunity in Historic Portsmouth Village! This legal non-conforming five-unit residential building offers a turnkey opportunity in the heart of Portsmouth Village, ideally located at the corner of King Street West and Yonge Street. Fully renovated in 2021, it blends historic charm with modern function, just steps from Lake Ontario, Queens University, and west-end amenities. The property includes four spacious two-bedroom units and one bright one-bedroom unit, all thoughtfully upgraded with new insulation, siding, roof, windows, and exterior doors. Interiors feature modern fire and sound separations, updated mechanicals, plumbing, and electrical throughout. Each apartment is fully self-contained with its own natural gas furnace, central air, HRV, on-demand hot water tank, electrical panel, water meter, and in-suite laundry. Tenants pay all their own utilities, ensuring efficient, low-maintenance ownership. Units are finished to a high standard with stainless steel appliances, white shaker cabinetry, quartz countertops, tiled bath surrounds with full tubs, and ceramic flooring. Large windows create bright and inviting living spaces. Common indoor and outdoor lighting is on timers and powered by a dedicated electrical panel and sixth hydro meter, making this the only utility expense for the landlord. With desirable



layouts, quality finishes, and an excellent location in one of Kingston' s most historic neighbourhoods, this fully renovated property presents a rare and stable multi-unit investment with strong rental appeal. (id:6289)

**Essential Information**

Listing #	X12454390
Price	\$2,100,000
Bedrooms	9
Bathrooms	6.00
Half Baths	3
Acres	0.00
Type	Multi-family

**Community Information**

Address	120 Yonge Street
Subdivision	18 - Central City West
City	Kingston (central City West)
Province	Ontario
Postal Code	K7M1E0

**Amenities**

Amenities	Separate Electricity Meters
Parking Spaces	5
Parking	No Garage

**Interior**

Appliances	Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

**Exterior**

Exterior	Vinyl siding
Lot Description	68.3 x 81 FT
Foundation	Stone

**Listing Details**

Listing Office

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