

# \$1,089,000 - 15 Montreal Street, Kingston (central City East)

MLS® #X12456901

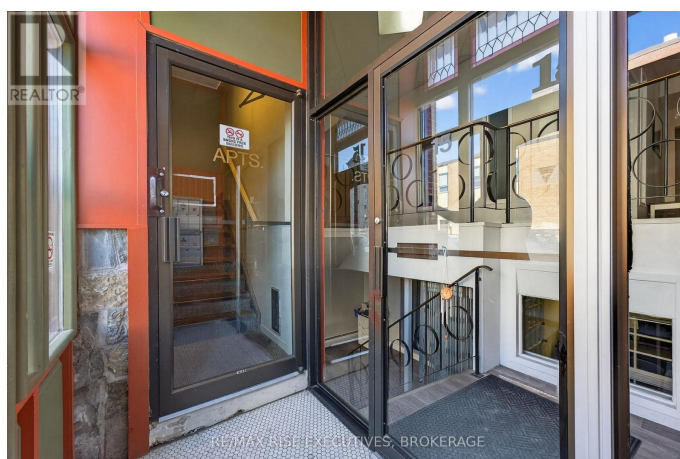
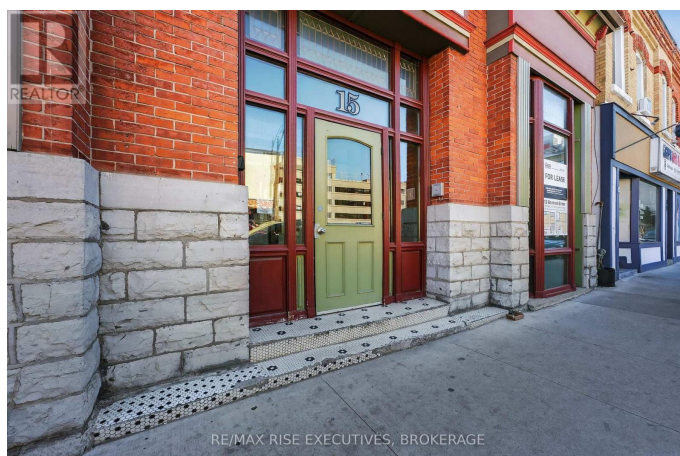
**\$1,089,000**

0 Bedroom, 0.00 Bathroom, 3,000 sqft

Retail on 0.00 Acres

14 - Central City East, Kingston (central City East), Ontario

Located just steps from Hotel Dieu Hospital and several municipal parking lots, this property offers both immediate income and future potential. The ground floor and lower level provide approximately 1,875 sq. ft. of commercial space, featuring a welcoming reception area, three private offices, a spacious meeting room, two washrooms, and a kitchenette with interior stairs connecting both levels. Large front windows extend natural light into both the main and lower areas, creating a bright and versatile workspace ideal for a variety of business uses. Currently vacant, the commercial space presents an excellent owner-occupier or leasing opportunity. The upper two floors include four residential units - three two-bedroom apartments and one one-bedroom apartment - all fully leased. Annual residential income totals \$61,074.60, with the projected commercial income of \$35,940, offering a strong return in a highly desirable downtown location. (id:6289)



## Essential Information

Listing #	X12456901
Price	\$1,089,000
Bathrooms	0.00
Square Footage	3,000

Acres	0.00
Type	Retail

### Community Information

Address	15 Montreal Street
Subdivision	14 - Central City East
City	Kingston (central City East)
Province	Ontario
Postal Code	K7L3G7

### Amenities

Features	Irregular lot size
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### Interior

Heating	Radiant heat
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### Exterior

Lot Description	40.31 x 36.43 FT
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### Listing Details

Listing Office	RE/MAX RISE EXECUTIVES, BROKERAGE
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Listing information last updated on October 12th, 2025 at 2:46am PDT