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| Price: \$289,900 | MLS® #: 10602255 |
| Status: Active | Occupancy: Owner |
| Property For: Sale | Prop/Price Incl: Living Quarters, Building Only |
| Address: 525-527 PRINCESS ST | |
| City: KINGSTON, FRONTENAC, K7L1C6 | |
| Legal Descr.: PLAN A12 LOT 637 TO 638 PT RW | |
| District: 14 - City Central East | Age (Yrs): |
| Zoning: | Approx SqFt: 0 |
| Taxes: 7835 | Lot Size: 35.7 X 83.56 |
| Tax Year: 2009 | Acreage: |
| | Side of Road: |
| List.Date: 31-MAR-2010 | Possession: TBA |

Public Remarks COMMERCIAL PROPERTY LOCATED JUST EAST OF ALFRED & PRINCESS STREET. MAIN FLOOR IS APPROXIMATELY 2000 SQ.FT. FORMER RESTAURANT. OWNER OCCUPIED SECOND FLOOR UNIT. BUSINESS HAS BEEN CLOSED FOR SEVERAL YEARS.

Directions BETWEEN ALFRED AND CHATHAM

SQUARE FOOTAGE: Office: **0** Office: **0** Retail: **0** Warehouse: **0** Residential: **0** TOTAL: **0**

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| Type: Investment - Retail Plaza | Heating: Forced Air, Furnace | Elevator: |
| Access: Municipal Road | Fuel - Heating: Gas (Natural) | Loading: |
| Property Size: Under 0.5 Acres | Rentals: None | Volts: |
| Building Age: UNK | Water/Sewer: Municipal, Municipal | Amperage: |
| Ceiling Height: | Features - Internal: | Flooring: |
| Exterior: Brick | Features - Exterior: , | Services Avail: |
| Roof: | Easement/Encroach: | Safety: Smoke Detector-Battery |
| Foundation: | Driveway/Parking: None | Doc's Available: , |
| Basement: Cellar | # Parking Spaces: | |

Internal Remarks FOR SHOWINGS PLEASE CALL CHERYL MONDAY-FRIDAY BETWEEN 9:00AM AND 4:00PM @ 613-544-4141. AFTER 4:00PM AND ON WEEKENDS PLEASE CALL DON 613-328-3333 OR JUDY 613-329-9333

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|----------------------------|---------------|-----------------|----------------------|----------|-----------------------------------|--|
| OPERATING EXPENSES: | | | INCOME: | | LEASE OPTIONS: | |
| Management: | Property Tax: | Insurance: | Gross Operating Inc: | 0 | Existing Improvement: | |
| Heat: | Hydro: | Water/sewer: | TOTAL OPERATING EXP: | 0 | Tenant Inducements: | |
| Cable: | Garbage: | Security: | NET TOTAL INCOME: | 0 | ADDITIONAL COSTS ESTIMATE: | |
| Lawn/Snow: | Elevator: | Maintenance: | Lease Type: | | Price /Square Foot: | |
| Supplies: | Wages: | Pro/legal: | Lease Term: | | Base Year: | |
| Advertising: | Other: | Total Expenses: | Price Based On: | | | |

Listing Office: [ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE - K147 613 544-4141](http://www.royallepage.ca) Listing Agent: [DON DENNEE 613-328-3333](http://www.dennee.com) don@dennee.com
Website: www.dennee.com/

Listing Agent: [JUDY DENNEE 613-329-9333](http://www.dennee.com) judy@dennee.com
Website: www.dennee.com/

CSO: **2.5%**