

Property Information

There is a fantastic investment opportunity in this versatile downtown property that is ideally located across from Hotel Dieu, one block South of Princess Street, and close to downtown shops and waterfront. 237-239 Brock is a character-filled 19th century building, with high ceilings and elegant central rooms, that has been in the same family for 40 years. It was extensively and well renovated in the 1990s to create 6 units with features such as custom millwork, crystal doorknobs, handmade Portuguese decorative tiles, and well laid out rooms. Many rooms also feature original flooring, baseboards, trim, and doors as well as handcrafted built-ins.

The property is currently configured as 5 residential units and 1 commercial space (owner occupied) but could easily be converted to 6 residential units. The commercial space is currently owner occupied and includes a large main floor unit with a full bathroom, ~1500 sq. ft. of basement space with great potential, ~200 sq. ft. sunroom, and ~370 sq. ft. garage/workshop. Each residential unit has been upgraded to include modern conveniences without losing the charm of the units, including in suite laundry, air-conditioning, and dishwashers in each unit. There is ample parking with 7 spots (with potential for one more tandem space on the East side), 4 of which sit in a covered carport. The building also features a recently upgraded patio/seating area for tenants. Tenants often cite the combination of historical beauty, modern convenience, and fantastic location as being a rare find in Kingston.

Currently occupied by a mix of responsible graduate students and professionals, this property is in great condition with strong rental income as well as opportunity for personal use or to select new tenants in two spaces.

Notes: newer plumbing and wiring - please see inspection report.

Property Details

ADDRESS: 237-239 Brock Street, Kingston, ON

TYPE: Multi-Unit Residential with Six units

LEGAL DESCRIPTION: PT LT 13 N/S BROCK ST PL SELMA
SUBDIVISION KINGSTON CITY PT 1, 2, 13R5747; S/T FR724163;
KINGSTON; THE COUNTY OF FRONTENAC

TOTAL SQ. FT:	4682 +/- (as per plans)
BEDROOMS:	8+ additional potential in commercial unit
BATHS:	6 - 4 pcs (one 4pc in each unit)
LAUNDRY:	Personal laundry in each unit
BASEMENT:	Unfinished storage and laundry accessed from the commercial unit
AGE:	1910 (114 years)
ELECTRICAL:	6 main panels (125 Amp x 2, 100 Amp x 4)
ROOF:	Newer Composite Shingles, Metal
FOUNDATION:	Stone
FLOORS:	Stone (rear additional are slab on grade)
EXTERIOR:	Stone, board and batten,
INTERIOR:	exposed brick, vaulted ceilings,
PARKING:	8 spaces - 4 carport spaces, 2 rear lot, 2 in side laneway (4 are rented separate from units)
GARAGE:	18'6" x 20' board and batten garage/shed
LOT SIZE:	68.09' x 111.99'
ZONING:	C1-1
TAXES:	\$18,404.04 (2024) ***If 239-1 was converted to residential taxes should adjust to \$13,250.10 based on the current mill rate
ROLL #:	101101014004800

PIN #:	360430045
HEATING:	Electric Baseboard
FIREPLACE:	Many decorative fireplaces
COOLING:	Window A/C units throughout
RENTALS:	None
ELECTRICITY:	8 Separate Meters (updated electrical)
WATER:	Municipal (2 meters)
WASTE:	Municipal
HOME INSPECTION:	See website: www.gogordons.com
LOT DESCRIPTION:	Generally level rectangular lot
CHATELS INCLUDED:	All major appliances (kitchen/laundry), microwaves, A/C units, Hot water tanks
FIXTURES EXCLUDED:	All tenant furniture and belongings
SUGGESTED DEPOSIT:	\$100,000
SUGGESTED CLOSING:	Flexible

UNIT 237 - 1 (Main Floor)

BEDROOMS:	2
BATHS:	1 - 4 pc
LAUNDRY:	Stackable in the bathroom
FLOORS:	Hardwood throughout living space, tile kitchen and bathroom
PARKING:	1 space included
HEATING:	Baseboard
FIREPLACE:	Decorative in primary bedroom
COOLING:	Window A/C

CHATELS INCLUDED: Fridge, stove, dishwasher, microwave, washer/dryer

FIXTURES EXCLUDED: All tenant furniture and belongings

UNIT 237 - 2 (Upstairs)

BEDROOMS: 1 large + 1 small

BATHS: 1 - 4 pc

LAUNDRY: Stackable in the kitchen

FLOORS: Hardwood throughout with tile bathroom

PARKING: 1 space included

HEATING: Baseboard

FIREPLACE: Decorative in kitchen/living area

COOLING: Window a/c

CHATELS INCLUDED: Fridge, stove, dishwasher, microwave, washer/dryer

FIXTURES EXCLUDED: All tenant furniture and belongings

UNIT 237 - 3 (back)

BEDROOMS: Loft bedroom with skylights

BATHS: 1- 4pc

LAUNDRY: Upstairs (side by side in the closet)

FLOORS: Hardwood throughout

PARKING: 1 space included

HEATING: Baseboard

COOLING: Window A/C

CHATELS INCLUDED: Fridge, stove, dishwasher, microwave, washer/dryer

FIXTURES EXCLUDED: All tenant furniture and belongings

UNIT 239 - 1 (main floor + basement + sunroom + garage/storage)

Occupancy:	Owner (previously commercial use)
BEDROOMS:	Could be converted to a 1-bedroom unit
BATHS:	1 - 4pc
LAUNDRY:	Basement
FLOORS:	Hardwood main floor, concrete sunroom
HEATING:	Baseboard
FIREPLACE:	Decorative in the rear room
COOLING:	None
CHATELS INCLUDED:	None
FIXTURES EXCLUDED:	None

UNIT 239 - 2 (top)

BEDROOMS:	2
BATHS:	1 - 4pc
LAUNDRY:	Stackable in kitchen
FLOORS:	Thin strip oak with tiled bathroom
HEATING:	Baseboard
FIREPLACE:	Decorative in rear bedroom
COOLING:	Window A/C
CHATELS INCLUDED:	Fridge, stove, dishwasher, microwave, washer/dryer
FIXTURES EXCLUDED:	Kitchen island, tenant furniture and belongings

UNIT 239 - 3

BEDROOMS:	1 loft bedroom
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BATHS:	1 - 4pc
LAUNDRY:	Washer/dryer combo in kitchen
FLOORS:	Laminate
HEATING:	Baseboard
COOLING:	Window A/C
CHATTELS INCLUDED:	Fridge, stove, dishwasher, microwave, washer/dryer
FIXTURES EXCLUDED:	All tenant furniture and belongings

Recent Updates:

Back roof and middle roof 239 replaced - 2019

Main roof and back roof 237 replaced - 2021

Upgraded insulation - 2021

New HWTs installed (owned) - 2022

Skylights Installed - 2022

New water supply from street to 239 (including city side) - 2024

Paving bricks/patio landscaping at rear - 2024

Concrete walkway and curb repair - 2024

Basement note:

Significant rains combined with loss of power in 2007 caused flooding to the basement space due to reliance on an electric powered sump pump. The basement water was professionally remediated including cutting the lower section of drywall, drying the space out, and adding a new sump pump system to prevent future flooding. The drywall was never re-installed to the floor because this space was never used for any more than owner storage and laundry. There has not been any basement flooding since the sump pumps were added in 2007 (17 years ago).

Visit Website:

- Full Home Inspection Report & Full Zoning Provisions
- Schedule B & Floor Plans & Virtual Tour