

# FEATURE SHEET



FOR SALE  
GREAT  
POTENTIAL  
UPSIDE



## 1560 ABBEY DAWN ROAD, KINGSTON

*Well-established  
banquet facility with  
many corporate  
event amenities.*

*Many revenue-  
generating  
opportunities*

[Google Aerial Map](#)

[Bing Map](#)

Please contact:

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- **Lot:** 166 acres
- **Buildings:**
  - Well-established **Banquet Hall** (2,717 sf) business
  - **4 bedroom house** (2,368 sf)
  - Separate 2nd-storey 2-BR apartment (about 1,000 sf)
  - Fully-functional **barn** (about 2,400 sf) (see next page)
  - **5,500' frontage** x 1,320' (7,260,000 sq ft)
  - **Many permitted uses:** A1, A2 & A2-2 (see last page)
  - Various revenue-generating opportunities
  - **Many amenities** and chattels included (see next page)
  - **LLBO License** transferable: 120 indoor, 3,350 outdoor
  - Municipality very supportive of all types of businesses
- **Price:** \$1,750,000 - includes land, buildings, chattels & business

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## Boundaries



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## Amenities

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## Included Chattels and Amenities

### Banquet Hall

- Well-established business, many corporate clients
- LLBO liquor license transferable to new owner
- All tables and chairs included
- Beautiful stone fireplace and sound system
- Games room – pool table, shuffle board table, bubble hockey, darts
- Hardwood flooring
- Large freezer, fridge, safe
- White table linen
- 2 x Christmas Trees
- Volleyball net

### House

- Own forced air oil furnace and oil supply

### Apartment (separate 2-storey building)

- All appliances, beds, mattresses
- Own forced air oil furnace and oil supply

### Barn

- 40' x 60', two levels, stone foundation
- First level—14 box stalls
- Well (protected from weather by barn)
- Top floor—hay mow
- Two large sliding doors for easy access
- Two attached covered storage sheds
- Includes horse-drawn wagon

### Pool

- In-ground 20' x 40' with 8' deep end
- New liner, filter, pump, slide
- All other equipment and supplies

## Revenue Sources & Potential

- Expand banquet hall business
- Expand corporate events, sporting events, annual festival(s)
- Rent house for \$2,200 per month plus utilities (or owner-occupy)
- Rent separate 2-storey apartment for \$1,000 per month plus utilities (or caretaker, nanny, in-law)
- Lease land for farm
- Rent Barn for:
  - Livestock (esp. horses)
  - Storage
- Renovate Barn to host events. Concept drawings and cost analysis available
- Renewable Energy Opportunities:
  - Large ground-mounted solar projects (10Mw, largest possible) through FIT program
  - Rooftop solar on barn and/or house (Micro-FIT)
  - Wind farm opportunities through FIT program
- Woodlot potential for property tax reduction
- Extensive and varied development opportunities
  - Area has rural estate homes, appears to be a demand for more (owner can elaborate)
- About 30 acres designated as "Rural Commercial" in the City's Official Plan
  - See next page "Permitted Uses"
- Property can be severed into two or more lots
  - One lot being a minimum of 100 acres
  - Application for Consent process (simplified)

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- Motivated sellers
- Owners prepared to stay and train for a period of time to be determined
- Seller will consider all proposed deal structures and options
- Lot can be severed

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## Distance (in km) from Property to Other Retailers and Amenities

### Art & Community

Alexander Henry B & B	1.74
Kingston Frontenac Public Library	6.91
Starbucks	9.32
Kingston City Hall	10.15
Frontenac County Library	10.16
Joseph S Stauffer Library	11.20
Douglas Library	11.21

### Coffee

St Lawrence Islands National Park	4.74
Tim Hortons	5.21
Country Style Donuts	8.58
Dairy Queen-Brazier	9.42
Café Church Kingston	9.98
The Screening Room	10.19

### Entertainment

MacLachlan Woodworking Museum	5.95
TD Bank Financial Group	6.62
Military Post Office Vimy	7.18
Frontenac County Schools Museum	9.72
Empire Capitol Cinemas	10.34
Kingston Fire Dept Museum	10.56
International Hockey Hall of Fame	10.62

### Groceries

Pizza Pizza	3.18
Treasure Island Marina	3.37
Gordon Grocerie	7.81
Ke & Marg Grocery	7.81
Fargo General Store	8.71
Megaly's Groceries & Convenience	8.71
Brite's Groceteria	9.56
Glenburnie Grocery	9.61
M&M Meat Shops	9.71
Food Basics	9.91

### Errands

Rideau Canal	4.32
CIBC	7.75
Alterna Savings	8.12
Joyceville Po	8.50
Bureau de l'exécution (Shérif)	8.88
Kingslake	9.28
Kingston Community Credit Union	9.28
Canadian Tire	9.37

### Restaurants & Bars

Glen Lawrence Golf Club	3.06
Driftwood Restaurant	3.36
Pittsburgh Soccer Fields	4.42

### Health

Greenwood Park Dentistry	4.86
Greenwood Medical Centre	4.94
National Grocers Cash and Carry	9.39

### Outdoor Places

Ontario Breast Screening	4.88
Snack Shack	7.35
Ricki's	9.51

### Schools

La Salle Secondary School	2.45
Holy Name Catholic School	2.98
Impact Zone	4.84

### Shopping

Bridle Path Tack Shop	6.44
Rideau Town Centre SS/CF	6.47
Shoppers Drug Mart	7.83
Quattrocchi's Specialty Foods	9.26
Mark's Work Wearhouse	9.36
Calvin Klein Jeans	9.51
Jones New York Factory Store	9.51
Levis Outlet	9.51

## Permitted Uses

**Zoning:** A1, A2 & A2-2 — General Rural + Rural Commercial

### NON-RESIDENTIAL USES (A1)

- Cemetery
- Farm (but not specialized farm)
- Farm produce outlet
- Home occupation
- Public use

### NON-RESIDENTIAL USES (A2-2)

- Private park (party facilities)
- Commercial club

### RESIDENTIAL USES

- Detached single family dwelling house
- Accessory dwelling house

### 30 ACRES of property DESIGNED "RURAL COMMERCIAL"

Small scale commercial uses are permitted

This zoning is also intended for larger scale commercial uses that are the primary use of the property, or that may have impacts on adjacent land uses through noise, vibration, reduction of privacy, increase in traffic, or other impact or hazard.

Intended to permit a variety of larger scale recreational, social and cultural uses and facilities, including golf courses, marinas, greenhouse operations, overnight accommodations, and seasonal campgrounds. Retail and office uses that are clearly an accessory use to the primary Rural Commercial uses are also permitted.

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All information presented herein is provided for the convenience of the reader. The reader must satisfy themselves solely and exclusively as to the applicability and accuracy of all information.

## Demographics

<b>Total Population</b>	<b>4,765</b>
<b>Total Households</b>	<b>1,694</b>
<b>Daytime Population</b>	<b>3,545</b>
<b>Avg Household Income</b>	<b>\$121,735</b>

5 km radius  
 Detailed demographics available