

FOR SALE

3842-3850 PRINCESS ST., KINGSTON

\$399,000 - 1.6 ACRE DEVELOPMENT LAND



ZONING:

C3-9 (Highway Commercial Zoning)
Permitted Uses Include:

- Automotive Service Station
- Animal Hospital
- Hotel/Motel
- Nursery/Garden Centre/Greenhouse
- Gasoline retail facility
- Farm Implement Dealer
- Restaurant, Food Confectionary Sales
- Farm Produce Retail Outlet
- Merchandise Service Shop
- Florist Shop
- Vehicle Sales/Rental Establishment
- Prefabricated Building Products Outlet
- Rental outlet
- Retail, with some restrictions
- Upper Floor Residential

PROPERTY DETAILS

PRICE: \$479,900
PROPERTY SIZE: Approx. 1.6 Acres
REALTY TAXES: \$8,393.77 (2023)
ZONING: C3-9 (Highway Commercial Zoning)

KEY FEATURES

- 1.6 acre site fronting on Princess Street and Brule Road
- Prime commercial corner location
- Range of commercial permitted uses
- 5 minutes to Highway 401, 10 minutes to Kingston

Rogers & Trainor
Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

ECHO PERRY-CUMBERLAND
Sales Representative
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JAMES WARD
Broker

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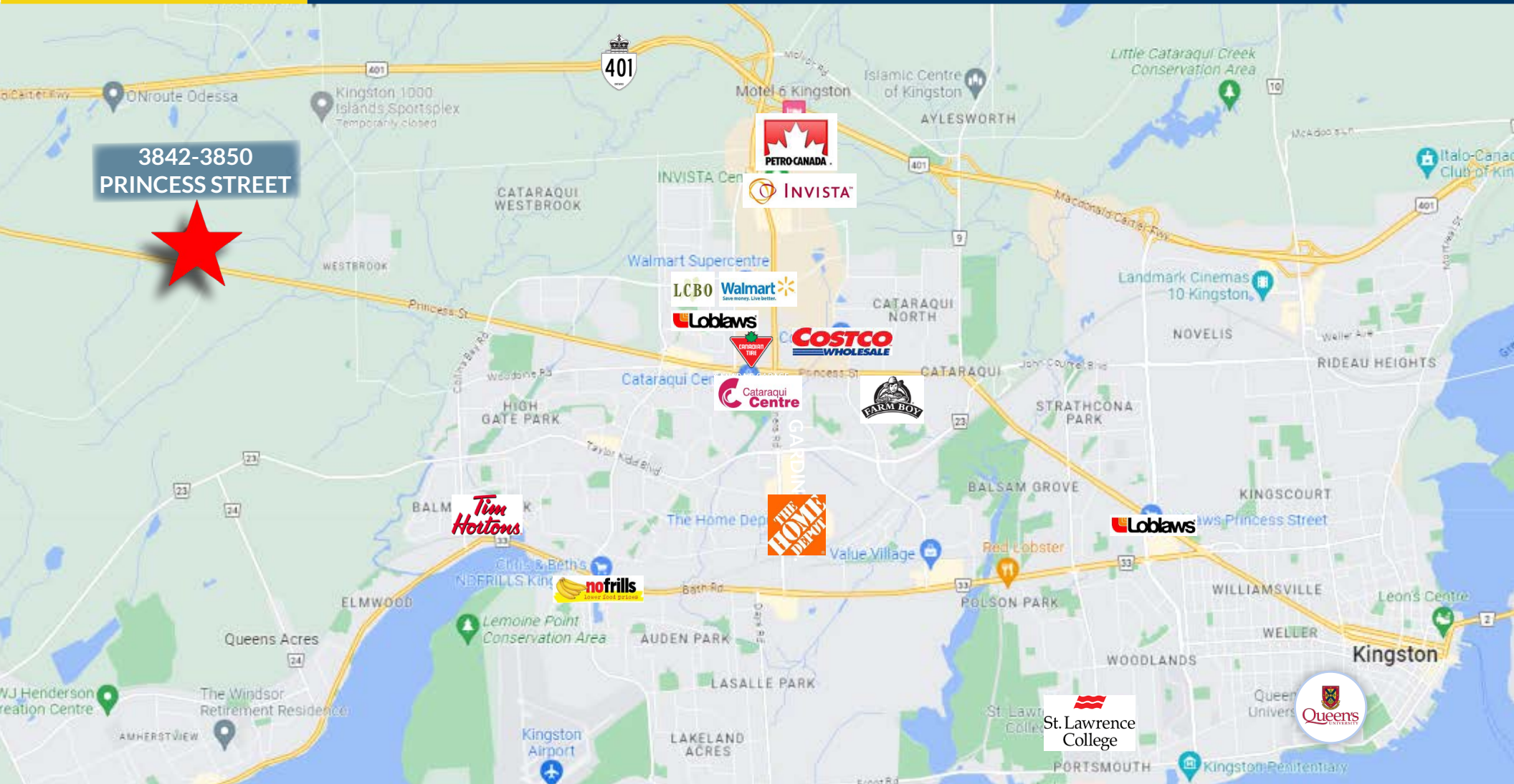
3842-3850 PRINCESS STREET - 1.6 ACRES, KINGSTON

PHOTOS



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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Carmelinda's
- Otter Creek Kitchen
- The Rose & Crown
- Mesa Fresca
- Montana's
- The Golden Damrei

GROCERY

- Loblaws
- Costco
- NoFrills

FITNESS & RECREATION

- Omega Fit Club
- Planet Fitness
- Fit4Less

AMENITIES

- Lowe's
- Princess Auto
- Cataraqui Centre
- BMO, CIBC, RBC
- Guardian Pharmacy
- Rona
- Shoppers Drug Mart

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2017*
- Ranked #4** Top City in Ontario for Millennials *Point2 Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*

