

FOR SALE

PRIME RETAIL LOCATION KINGSTON



677 PRINCESS STREET \$1,175,000

PROPERTY DETAILS

BUILDING SIZE: 1,542 sf +/-
LOT SIZE: 11,043.76 SF (.254 acres)
FRONTAGE: 124.43 ft.
DEPTH: 76.10 ft. (irregular)
ZONING: WM1 (Williamsville Zone 1)
Mixed Use
HEATING: HVAC - RT Natural Gas
PARKING: Paved, ample on site

LOCATION

- High traffic area close to all amenities; high visibility location on Princess St. between Dayton Avenue and Macdonnell Street
- Very close to major transit hub providing excellent accessibility to all transit linked areas of the City
- Minutes away from Downtown Kingston, Queen's University, Kingston General Hospital & Royal Military College of Canada

KOSTAS DOULAS

Broker of Record

✉ kdoulas@rtcr.com

613-384-1997 ext. 17

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

📞 613-384-1997

Rogers & Trainor

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

PROPERTY DETAILS OF 677 PRINCESS ST.

PROPERTY TYPE:	Commercial Retail
SITE AREA:	11,043.76 sf (.254 acres) Frontage: 124.43 ft. Depth: 76.10 ft.
BUILDING SIZE:	1,5420 +/- sf
ELECTRICAL:	100 AMP
HEATING:	HVAC - RT Natural Gas
ZONING:	WM1 (Williamsville Zone 1) Mixed Use
LEGAL DESCRIPTION:	PART LOT 3 N/S PRINCESS STREET PLAN C17 KINGSTON CITY AS IN FR580242; KINGSTON; THE COUNTY OF FRONTENAC
PIN:	360730147
ARN:	101105004009800

Adjacent properties also available for purchase



DISTRICT OF WILLIAMSVILLE

The subject property is located on the East side of Princess Street within the Williamsville District, which extends from Division Street on the east to Sir John A. Macdonald Boulevard on the west, Concession Street / Bath Road on the north to Johnson Street on the south. Williamsville is a vibrant and active community with a mix of residents, housing types and land uses.

This area is considered the gateway into the historic centre of Kingston. It is a physically small area, but densely populated.

The corridor is primarily comprised of a Mixed Commercial designation, while surrounding uses are predominantly Residential with some Arterial Commercial, District Commercial, Business Park Industrial, and Central Business District designations flanking either end of the corridor.



VERY WALKABLE
Most errands can be accomplished on foot.



GOOD TRANSIT
Many nearby public transportation options.

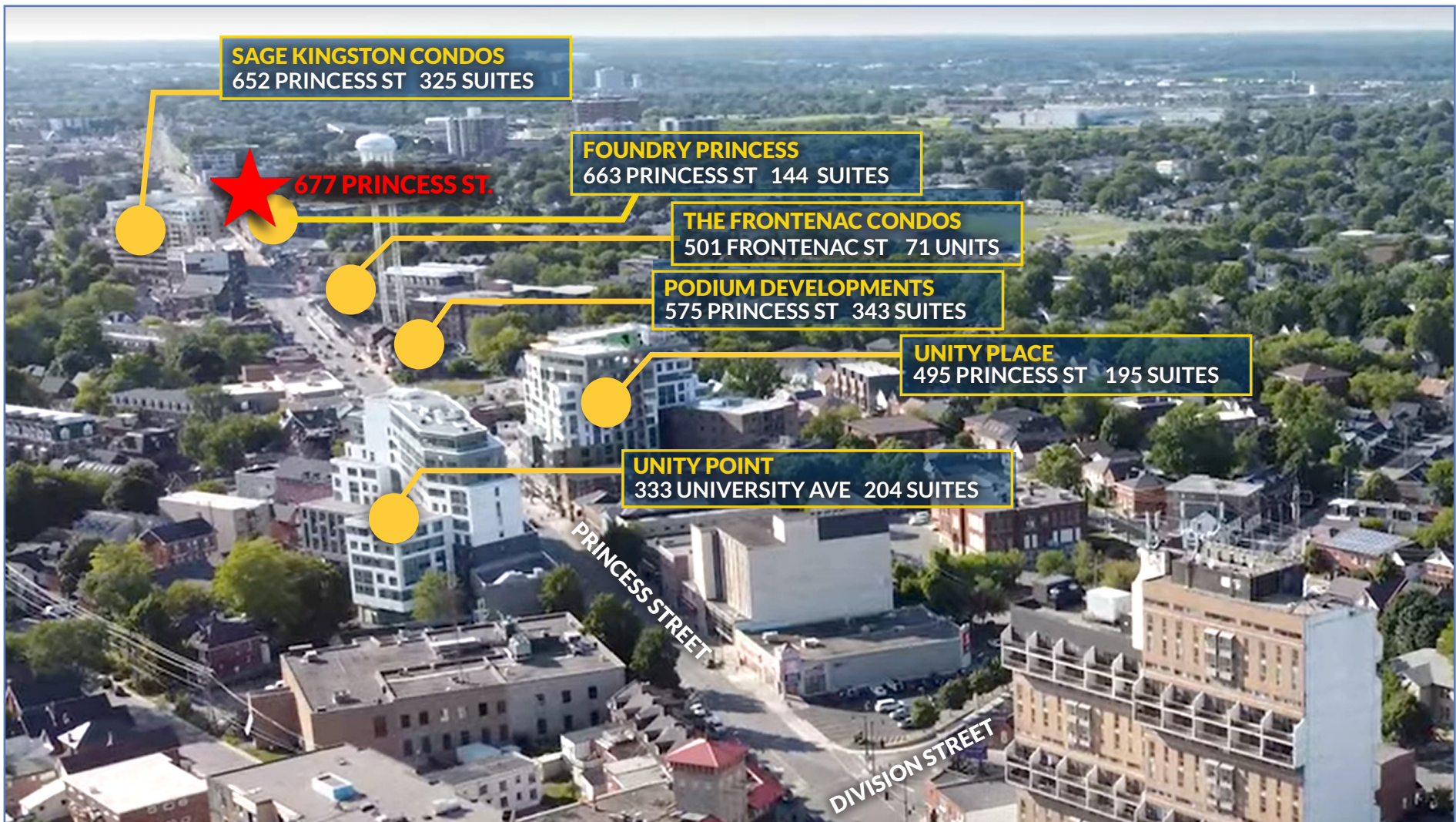


VERY BIKEABLE
Biking is convenient for most trips.

Situated minutes from the hub of Kingston's downtown, this area provides access to numerous downtown businesses, a mix of independent shops, restaurants, and much more.

It is unique in that the district is diagonally bisected by Kingston's historic main thoroughfare, Princess Street. The eastern-most part of this main street acts as a gateway to downtown, Queen's University neighbourhoods, and the Kingston waterfront.

Williamsville is home to two large medical buildings, making it a destination for the whole city. Within this neighbourhood you will discover The Kingston Memorial Centre, a 3,300-seat multi-purpose arena which operates year round, and offers other amenities such as meeting rooms, Tomlinson Aqua Park, Farmer's Market and a dog park.

**THE CHANGING FACE OF WILLIAMSVILLE:**

The subject property is located on the northern end of the Williamsville neighbourhood, where a large number of Multi Residential and Condominium developments are in various stages of completion; under construction; or pending final approval. The neighbourhood continues to see and anticipate significant new developments in the near future. In addition, the surrounding residential neighbourhoods have seen some

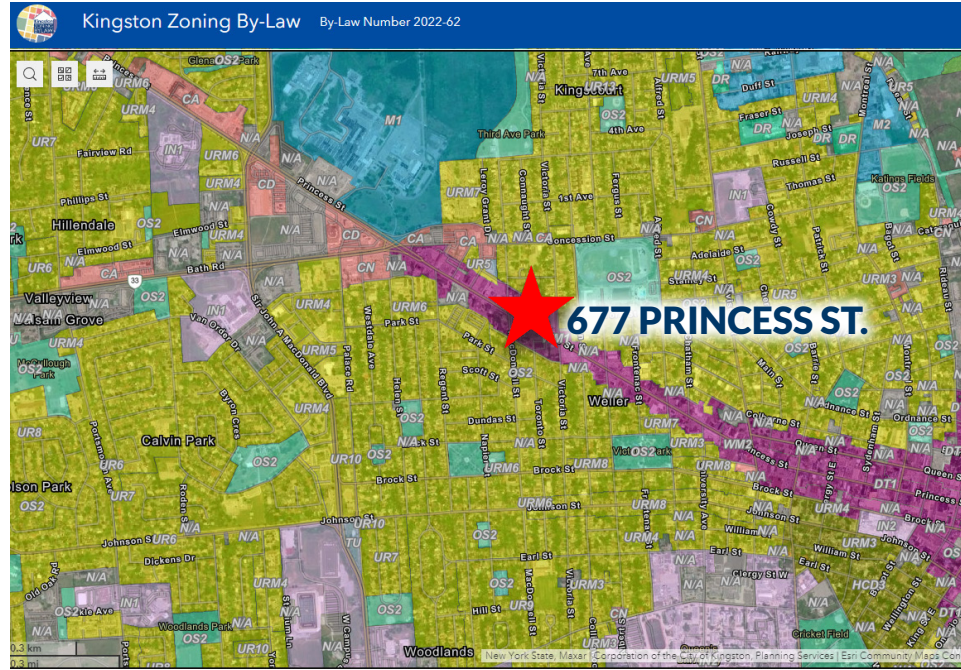
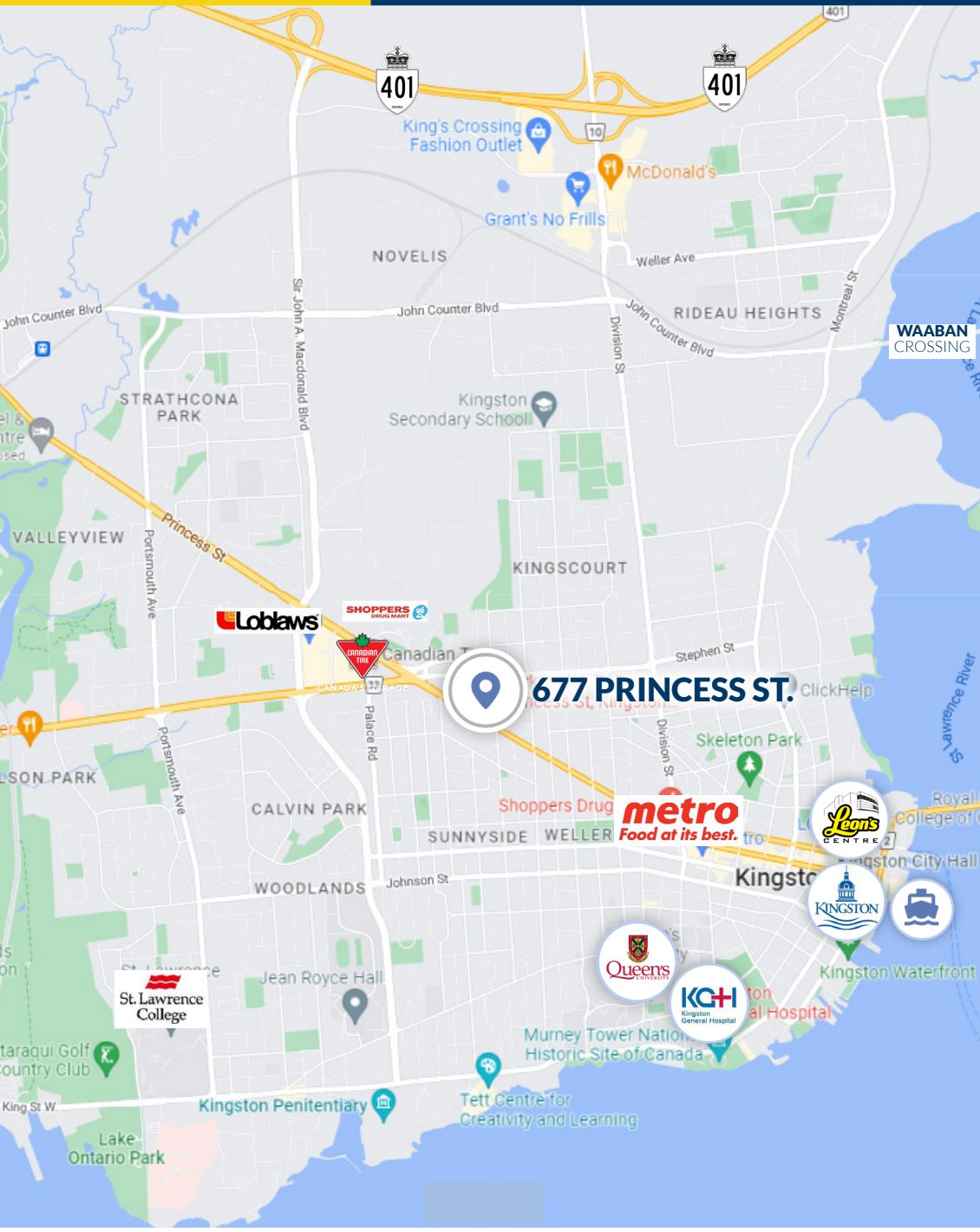
newer in-fill housing and many area houses have been updated and/or expanded.

Recently, the Williamsville Main Street Reconstruction Project has commenced which include upgrades and improvements to the roads, curbs and sidewalks with the inclusion of new bike lanes. The sanitary and storm sewers are also being upgraded.



FOR SALE

677 PRINCESS STREET KINGSTON



NEIGHBOURHOOD HIGHLIGHTS

- | | |
|--|--|
| <p>RESTAURANTS</p> <ul style="list-style-type: none"> • Bistro Stefan • BarBurrito • Bento Sushi • Wing Central <p>GROCERY</p> <ul style="list-style-type: none"> • Loblaws • Metro • M&M Food Market | <p>FITNESS & RECREATION</p> <ul style="list-style-type: none"> • YMCA • Planet Fitness • Cloverleaf Bowling <p>SCHOOLS</p> <ul style="list-style-type: none"> • Queen's University • Loyalist Collegiate Vocational Institute • Calvin Park Public School • Polson Park Public School |
|--|--|

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*