



For Sale

264 King St. E., Kingston, ON

Gildersleeve House

· A Loyalist-Era Landmark ·

Rockwell Commercial
Real Estate, Brokerage



78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com



The Offering

Rockwell Commercial is pleased to present 264 King Street East, a distinguished two and a half storey limestone landmark in the heart of downtown Kingston. Built circa 1830 for Henry Gildersleeve—one of the city's most influential early shipwrights—this property stands as a rare opportunity to acquire a heritage asset of exceptional character and prominence. Offering $\pm 4,249$ sf above grade, mixed-use zoning, and on-site parking for ± 4 vehicles, the building has been carefully maintained and retains much of its original 19th-century craftsmanship. Set within the Old Sydenham Heritage District and surrounded by Kingston's vibrant cultural core, the property is ideally positioned for an owner-user, boutique office, or unique adaptive reuse concept. This is a chance to steward one of Kingston's most storied properties into its next chapter.

Asking Price: \$1,575,000.00

At a Glance

- Heritage limestone landmark built circa 1830 for Henry Gildersleeve, a key figure in Kingston's early maritime history.
- $\pm 4,249$ sf above grade across two and a half storeys, offering a mix of offices, meeting rooms, and flexible spaces.
- Prime downtown address within the Old Sydenham Heritage District—steps to City Hall, Springer Market Square, parks, waterfront, and Kingston's cultural core.
- \pm Four on-site parking spaces, rare for a property of this age and setting.
- Beautifully preserved craftsmanship including original sash windows, stonework, and historic architectural details.



Property Details

Property Address	264 King St East, Kingston, ON, K7L 3A9
Legal Description	PT LT 123 ORIGINAL SURVEY KINGSTON CITY; PT LT 138 ORIGINAL SURVEY KINGSTON CITY PT 3, 6, 7 13R4586; S/T & T/W FR648974; KINGSTON ; THE COUNTY OF FRONTENAC SUBJECT TO AN EASEMENT OVER PART 3 AND 7 13R4586 IN FAVOUR OF PART LOT 123 ORIGINAL SURVEY KINGSTON CITY; PART LOT 138 ORIGINAL SURVEY KINGSTON CITY AS IN FC396609 SUBJECT TO AN EASEMENT OVER PART 2 13R23227 IN FAVOUR OF PART LOTS 123 & 138 ORIGINAL SURVEY KINGSTON CITY PARTS 1, 2, 4, 5 13R4586 AS IN FC398456
PIN	360420046
Site Area	± 0.23 acres (subject to easements)
Lot Dimensions	± 90.12 ft x ± 107.32 ft
Lot Coverage	± 18.56 % (not including easements)
Property Taxes	\$46,275.96 (2025 final)
Official Plan Designation	Central Business District
Heritage	Designated (Part V + Part IV)
Parking	± 4 parking spaces on-site



Building Details

Total Building Area	Ground Floor	± 1,859 sf
	Second Floor	± 1,451 sf
	Third Floor	± 939 sf
	Total Above Grade Area	± 4,249 sf
	Basement	± 1,126 sf
Building Footprint	± 1,859 sf	
Building Age	Originally constructed circa 1830	
Construction	Limestone	
Roof	Sloped roof patched, primed, sealed with Gaco silicon coating and painted in 2025	
Heating / Cooling	Gas-fired air units. Larger unit servicing first two floors replaced in 2025	
Electrical Service	225A, 600V, 3-Phase (to be verified by an electrician)	
Site Services	Municipal water/sewer, gas, hydro	

Zoning & Permitted Uses

DT2 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- | | |
|-----------------------------------------|-------------------------|
| Residential | • Hotel |
| • Dwelling unit in a mixed-use building | • Office |
| • Apartment building | • Personal service shop |
| Non-residential | • Restaurant |
| • Community centre | • Retail store |
| • Club | • Wellness clinic |
| • Creativity centre | |
| • Financial institution | |

Rooted in Kingston's Past, Poised for Kingston's Future

Where historic craftsmanship and modern momentum meet in the heart of downtown.

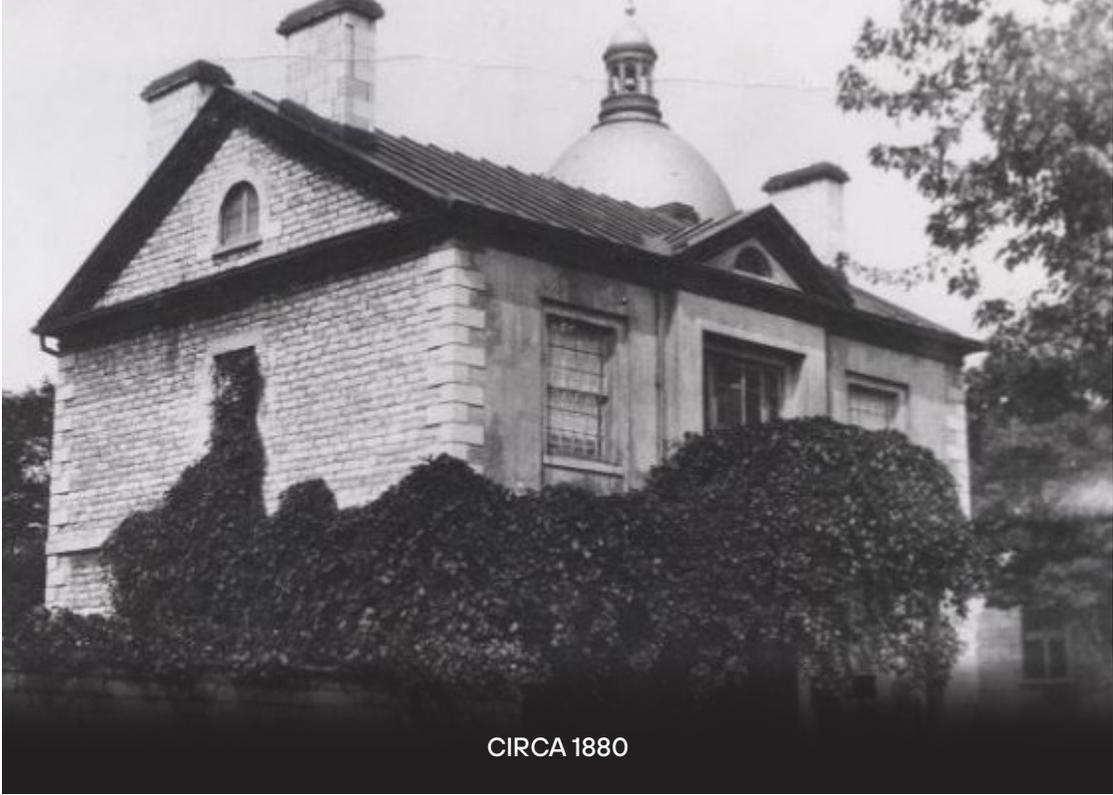
Built by Henry Gildersleeve—shipwright, shipping-line owner, and a pioneer of steam navigation—this Loyalist-era limestone home is one of downtown Kingston's most enduring landmarks. The Gildersleeve family lived here for nearly a century, followed by W.R. Glover, continuing a legacy of careful stewardship.

Much of the original craftsmanship remains: chamfered limestone quoins, ashlar detailing, paired chimneys, a classic Doric portico with wrought-iron balcony, and many of the original sash windows. Along King and Johnson Streets, the stone garden wall, hitching posts, and carriage step still anchor the property to its 19th-century roots.

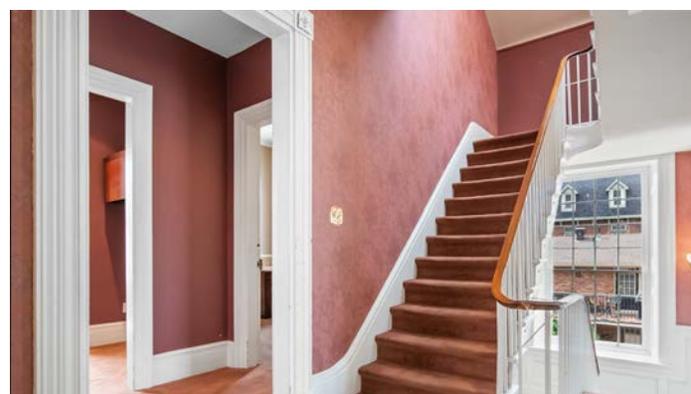
Despite modest later additions and renovations, the home's essential architecture has remained largely unaltered, standing gracefully amid the lively, evolving downtown that surrounds it. Today, it remains a limestone landmark—historic, dynamic, and deeply woven into Kingston's story.



CIRCA 1959



CIRCA 1880



Floor Plans

Main Floor



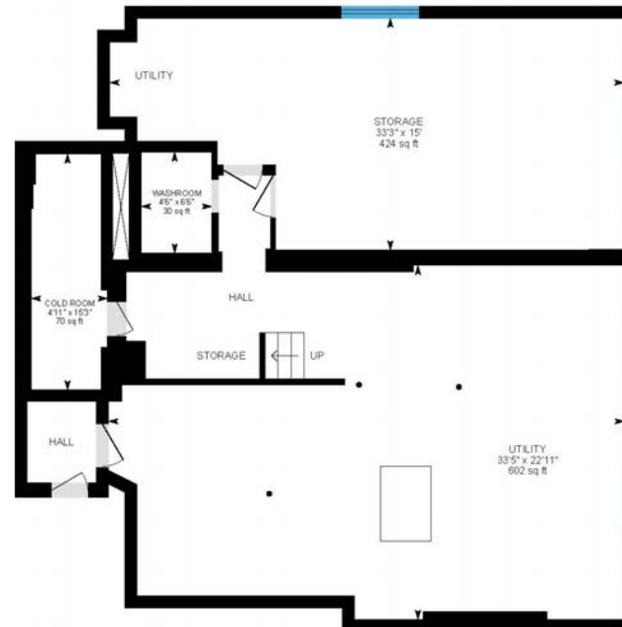
Second Floor



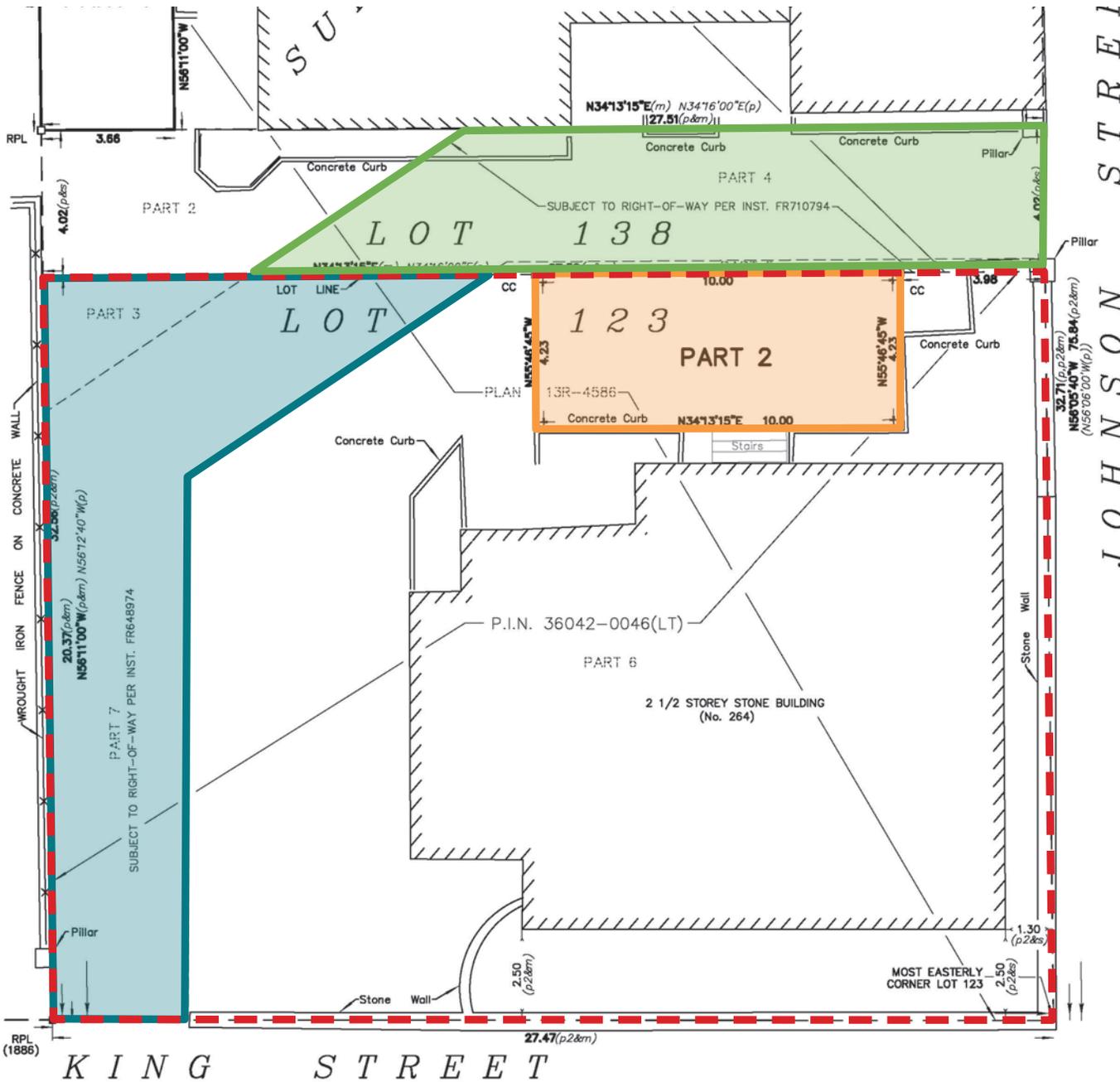
Third Floor



Basement



Survey + Easement



-  Subject Property Boundaries /Property lines
 -  Parking Easement over two parking space in the interior yard of 264 King St. E. in favour of the owner of 70 Johnson St.
 -  Access Easement in favour of the owner of 258 King St. E. for ingress and egress by persons and vehicles from King St. E.
 -  Right-of-Way over Parts 4 & 5, Reference Plan 13R-4586
- Note: Buyer to independently verify all property boundaries and easements.



Nearby Parking

Name	No Spots
Barrack Municipal Lot 63 Barrack St	141
Springer Memorial Lot 140 Queen St	61
Byron Lot 169 Queen St	74
Hanson Memorial Garage 105 Brock St	290
Chown Memorial Garage 197 Brock St	425
Ontario Brock Lot 230 Ontario St	115

Note: street parking readily available throughout downtown.

Growth & Development

Significant residential intensification within Kingston’s downtown core is reinforcing long-term demand for centrally located office space, driven by sustained population growth, increased workforce density, and improved live-work proximity. Homestead’s 23-storey Madeleine development at 18 Queen Street is nearing completion, delivering 153 residential apartments alongside approximately ±30,000 SF of fully occupied office space and ground-floor commercial uses, demonstrating continued tenant demand for downtown office environments. Homestead’s second tower, located at 55 Queen Street, is now under construction and will add a further ±200 residential units, strengthening the local labour pool and supporting daytime office occupancy.

A transformative development emerging within the downtown core is the proposed Block 4 conference centre and hotel, positioned to elevate Kingston’s profile as a regional business destination.

The concept envisions a purpose-built ±59,000 SF conference centre capable of accommodating up to 1,000 delegates, anchored by a 15,000 SF event and exhibition hall with flexible meeting and breakout spaces and a commercial kitchen—amenities currently lacking in the downtown market and poised to attract significant corporate, civic, and association business tourism. The proposal also includes a new hotel component and two residential towers with over 300 units, streetscape enhancements, adaptive reuse of heritage buildings, and structured parking to support increased visitation and urban activity. As the City advances negotiations with a preferred development consortium, this project is expected to catalyze not only business travel and conventions but also ancillary demand for nearby office, professional services, and owner-occupied space in the surrounding core.

Additional developments on and near Queen and Princess Streets—including the completed Crown Condominiums at 223 Princess Street (±182 units), IN8’s approved 25-storey mixed-use tower at 64 Barrack Street (±344 units), and the planned 14-storey residential development at 279 Wellington Street (±158 units)—are collectively increasing residential density within walking distance of Kingston’s primary office corridors. Further approved and proposed projects, including 275 Queen Street (±192 units), 259 King Street (±85 units), and the Princess & Barrie Street redevelopment (±450 units), continue to reinforce the downtown core as a stable, employment-oriented district, supporting sustained demand for professional, institutional, and owner-occupied office space.



Great Cataract River

Lake Ontario

Kingston Business Improvement Area

Neighbourhood Overview

Retail

1. Becker's Shoes
2. Bulk Barn
3. Circle K
4. Cook's Fine Foods
5. Dollar Tree
6. Dollarama
7. Food Basics
8. Hatley Boutique
9. LCBO
10. Lululemon
11. Metro
12. Roots
13. Runner's Choice
14. Running Room
15. Shoppers Drug Mart
16. Staples
17. Trailhead

Entertainment

1. "The Hub" Student Entertainment District
2. The Grand Theatre
3. The Screening Room
4. Slush Puppie Place

Food & Beverage

1. Balzac's
2. Freshii
3. Jack Astor's
4. Lone Star
5. McDonald's
6. Milestones
7. Quesada
8. The Keg
9. The Works
10. A&W
11. Chuck's Roadhouse

Personal Service

1. Dental Care Kingston
2. James Brett Coiffure
3. Glow Spa Kingston

Demographics within 1.5 KM

<p>Population</p> <p>15,363</p>	<p>Walker's Paradise</p> <p>98</p>
<p>Avg. Household Income</p> <p>\$78,991</p>	<p>Good Transit</p> <p>59</p>
<p>Total Households</p> <p>8,240</p>	<p>Very Bikable</p> <p>70</p>

Downtown Kingston

Where history & Innovation Thrive

Located at the heart of the city, Downtown Kingston offers a balanced blend of historic character, urban lifestyle, and economic vitality. The downtown core is home to more than 700 national and local businesses, including professional services, retailers, restaurants, and entertainment venues, creating a well-established and amenity-rich environment that supports both daily business activity and after-hours engagement.

The area benefits from proximity to major civic and cultural anchors such as Slush Puppie Place and Market Square, which host year-round events, festivals, and gatherings that draw consistent foot traffic and contribute to the downtown's vibrancy and visibility.

Situated along the shoreline of Lake Ontario, downtown Kingston also offers immediate access to waterfront promenades, parks, and open spaces. These natural amenities enhance the area's appeal to residents, employees, students, and visitors alike, reinforcing downtown Kingston as a highly livable and resilient urban centre throughout all seasons.





Contact Information

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