

# FOR SALE

# PRIME RETAIL LOCATION KINGSTON



## 787 PRINCESS STREET \$949,000

### PROPERTY DETAILS

**LOT SIZE:** 8,686.47 SF (.20 Acres)  
**FRONTAGE:** 85.83 ft +/- **DEPTH:** 106 ft +/-  
**BUILDING SIZE:** Ground Floor - Approx. 2,000 sf +/-  
Second Floor -  
• Approx. 1,000 sf +/- Improved  
• Approx. 1,000 sf +/- Storage  
**ZONING:** WM1 (Williamsville Zone 1) Mixed Use  
**HEATING:** Natural Gas Unit Heater / Electric Wall Mounted Heater & BBE  
**ELECTRICAL:** 200 Amps  
**PARKING:** Ample on site  
**SIGNAGE:** Pylon sign in place  
**INTERIOR:** 12 ft ceiling in workshop

### 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

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**Rogers & Trainor**  
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Brokerage

[WWW.RTCR.COM](http://WWW.RTCR.COM)

## 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.

Walk Score

71

**VERY WALKABLE**

Most errands can be accomplished on foot.

Transit Score

55

**GOOD TRANSIT**

Many nearby public transportation options.

Bike Score

83

**VERY BIKEABLE**

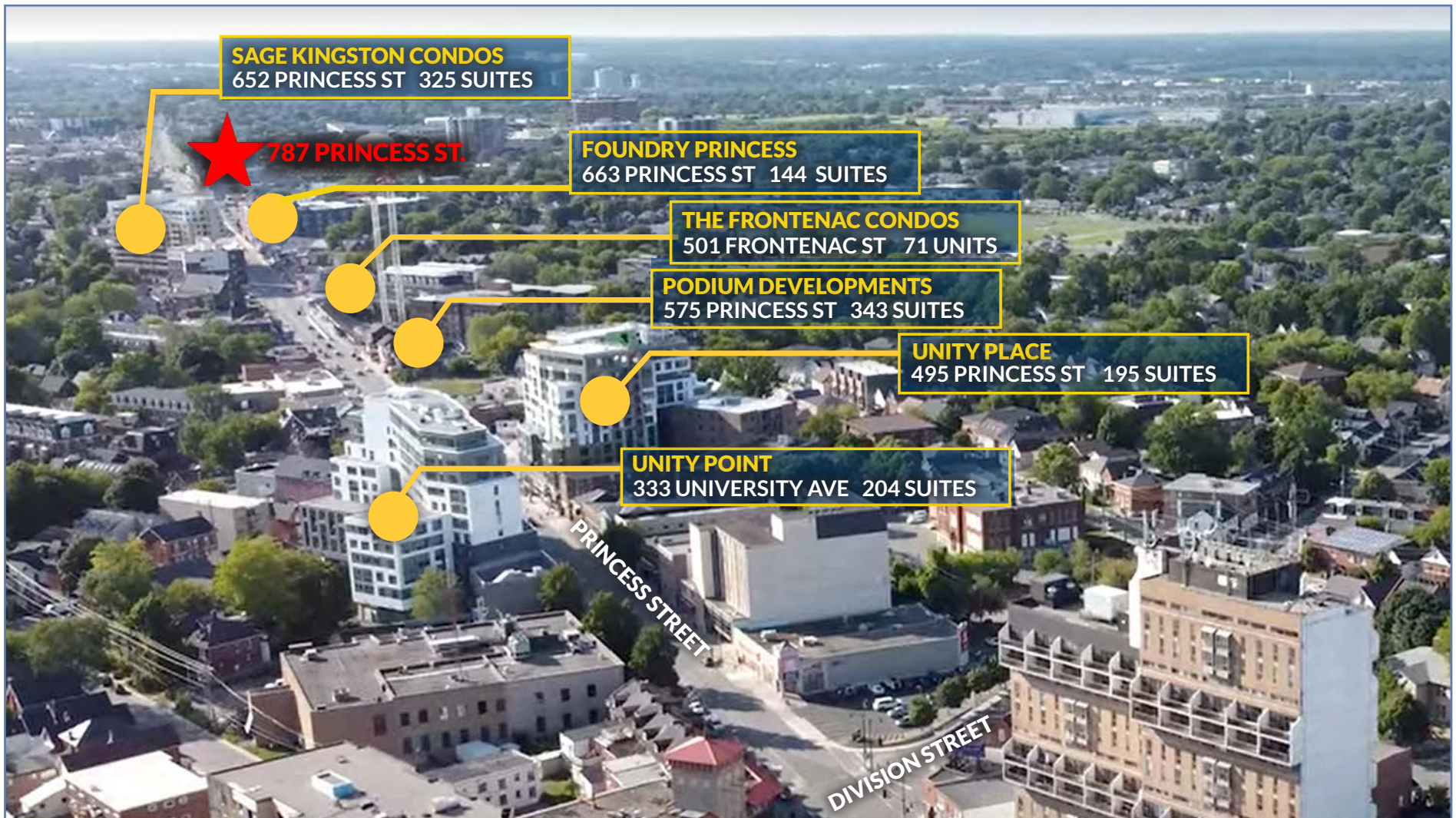
Biking is convenient for most trips.



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

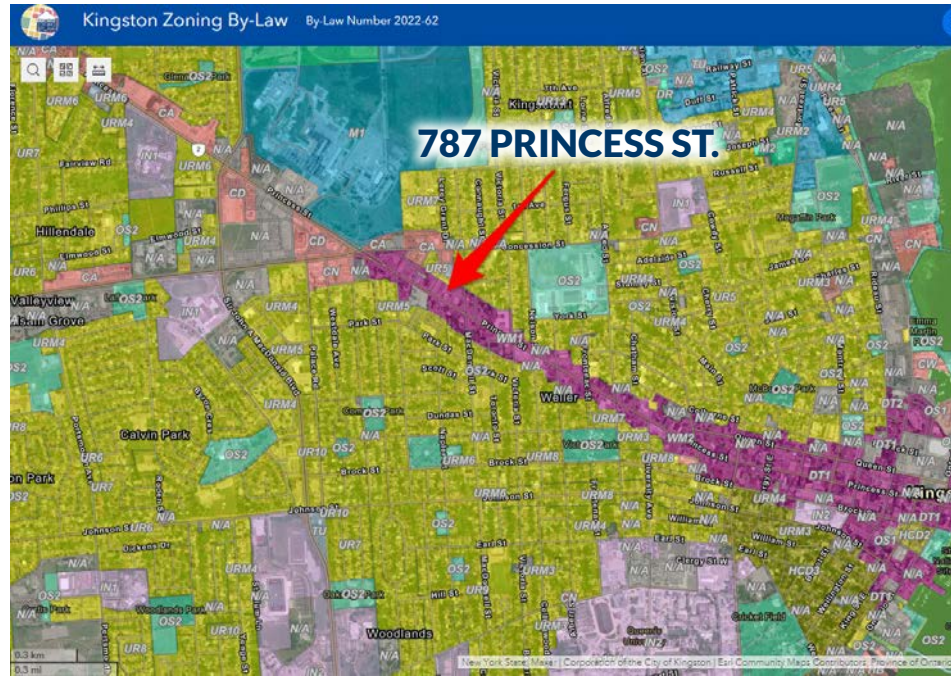
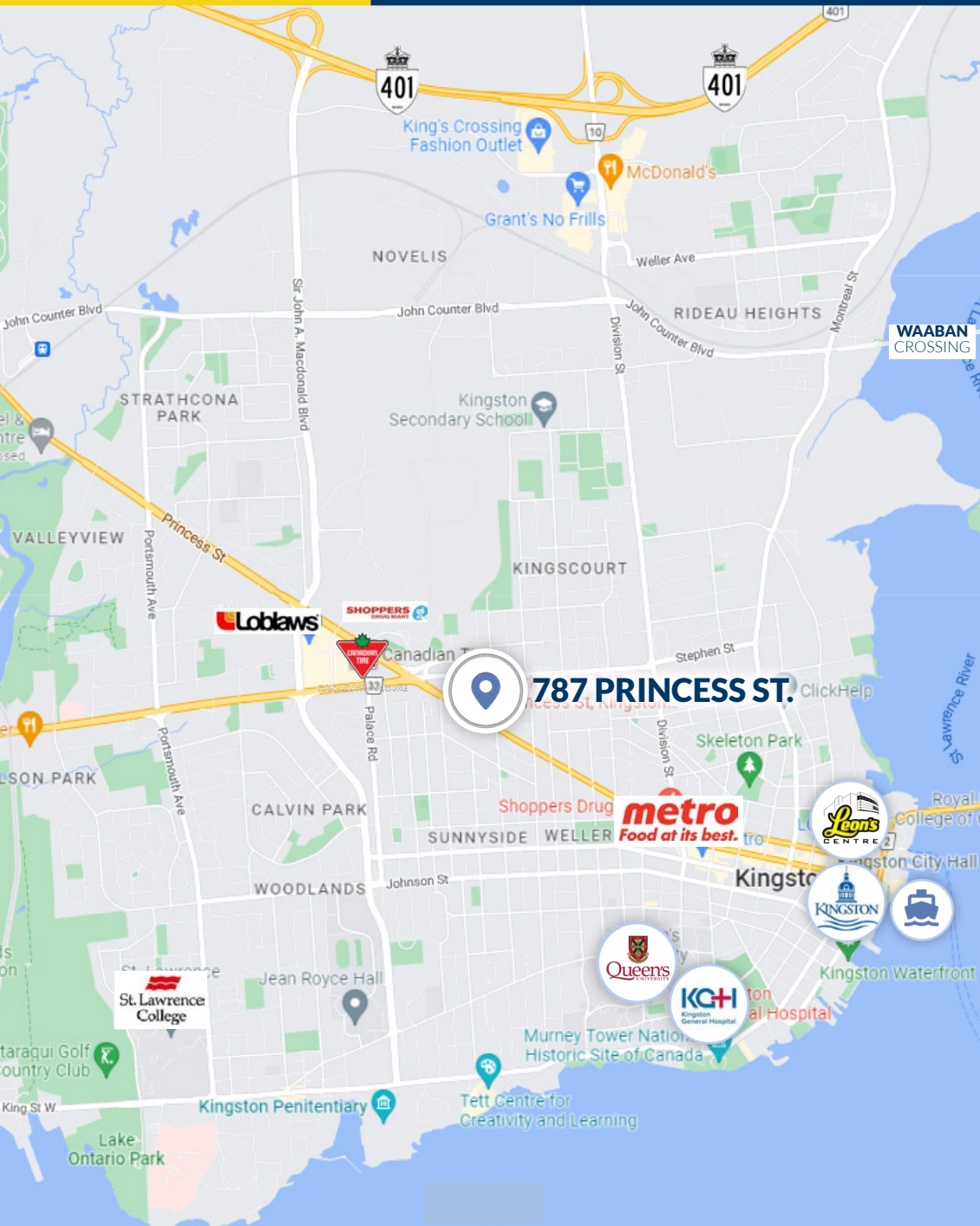
newer in-fill housing and many area houses have been updated and/or expanded.

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.



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## NEIGHBOURHOOD HIGHLIGHTS

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