

FOR SALE

\$4,999,999.00

INFILL DEVELOPMENT OPPORTUNITY

Land Size | .741 acres/32,2778 sf



**Princess Street/Victoria Street (North-East Corner)
Kingston, ON**

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North Shore Commercial Realty Group
Kingston, Brockville & Belleville, ON



Property Overview



Properties:

575 Victoria Street, PIN 360720187

641 Princess Street, PIN 360720188

577 Victoria Street, PIN 360720186

647 Princess Street, PIN 360720189

Frontage:

228 ft +/- Princess Street & 150 ft +/- Victoria Street

Official Plan:

“MC” - Main Street Commercial

Zoning:

“WM1” - Williamsville Zone 1 (Bylaw 2022-62)

Heritage Designation:

647 Princess Street (only) - (2-storey limestone building)

Part IV Designation - Thomas McCrae's Carriage & Blacksmith Shop c. mid 1840's)

PROPERTY OVERVIEW



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Pre-Application Details

Submission Date: July 2025
Planner: Fotenn Consulting
Proposed Site: Mixed Use

Description of Proposal:

Pre-application proposal to construct a 6-storey mixed-use building, featuring approximately 116 new residential dwelling units and 555 sq. m. (5,973 sf) of ground floor commercial space oriented along Princess Street. Parking for the subject property will be provided through one level of underground parking, with a total of 54 vehicular parking spaces, and 2 above-grade loading spaces. Access to the underground parking area, and loading spaces, will be provided via Victoria Street with as much separation as possible provided from the intersection.

The existing 2-storey Heritage building (currently leased by The Yellow Deli) is proposed to be retained, with partial demolition of the addition along the Victoria Street and Princess Street frontages.



Pre-Application Details



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Property Highlights & Location

- **Land Size:** .741 acres (32,277.96 sf)
- **Existing Built Form:** Limestone heritage building with addition, warehouse, stand alone office, retail space
- **Tenants in Place:**
KS Carpentry, Able Auto, H2H Window & Door, Yellow Deli, Residential tenancy (lease details can be provided)
- **Realty Taxes (2025 final):** \$32,277.96
- **Location:** Williamsville District, Princess St./Victoria St
1.2 km to Queen's University, 875 meters +/- to the entertainment hub known as "The Hub".
This area is experiencing significant growth of residential buildings to accommodate both student population and those wanting to live close to the downtown core.



Williamsville Area:



Population 33,696
Student Population: 31,000 +/-



Market Rents:
Range from \$1650 for a 1 bdr up to
\$3500 for 3 bdr.

Property Highlights & Location



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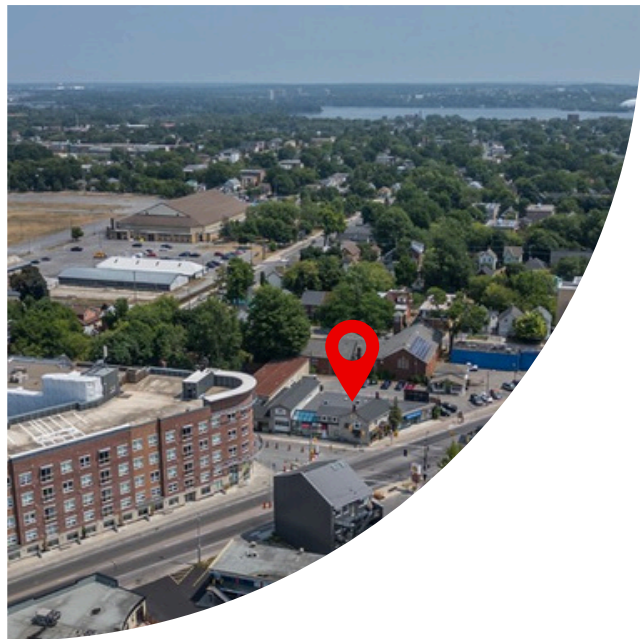
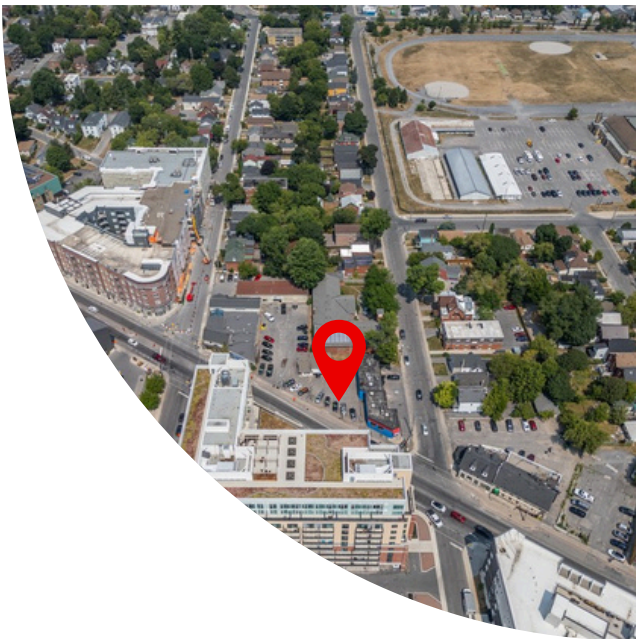


Offering Process and Data Room

This property is being offered without an offer date. Buyers are invited to submit an offer after the listing is live.

Qualified prospective Buyers shall be required to sign a Non-Disclosure Agreement, and after such document is executed, shall be provided access to the Listing Brokerage's digital data room which shall contain the following documentation:

- Phase 1 ESA: August 2018, Pinchin Ltd.
- Pre-Application Report: July 2025, Fotenn Consulting
- Aerial Photography: July 2025
- Final Tax Bills: 2025
- MPAC Notice: On file
- Standard Agreement of Purchase and Sale
- Teranet Reports for each property
- Heritage Designation: 647 Princess Street
- Leases on file
- Survey, 2027, Hopkins Chitty Land Surveyors
- Zoning and Official Plan



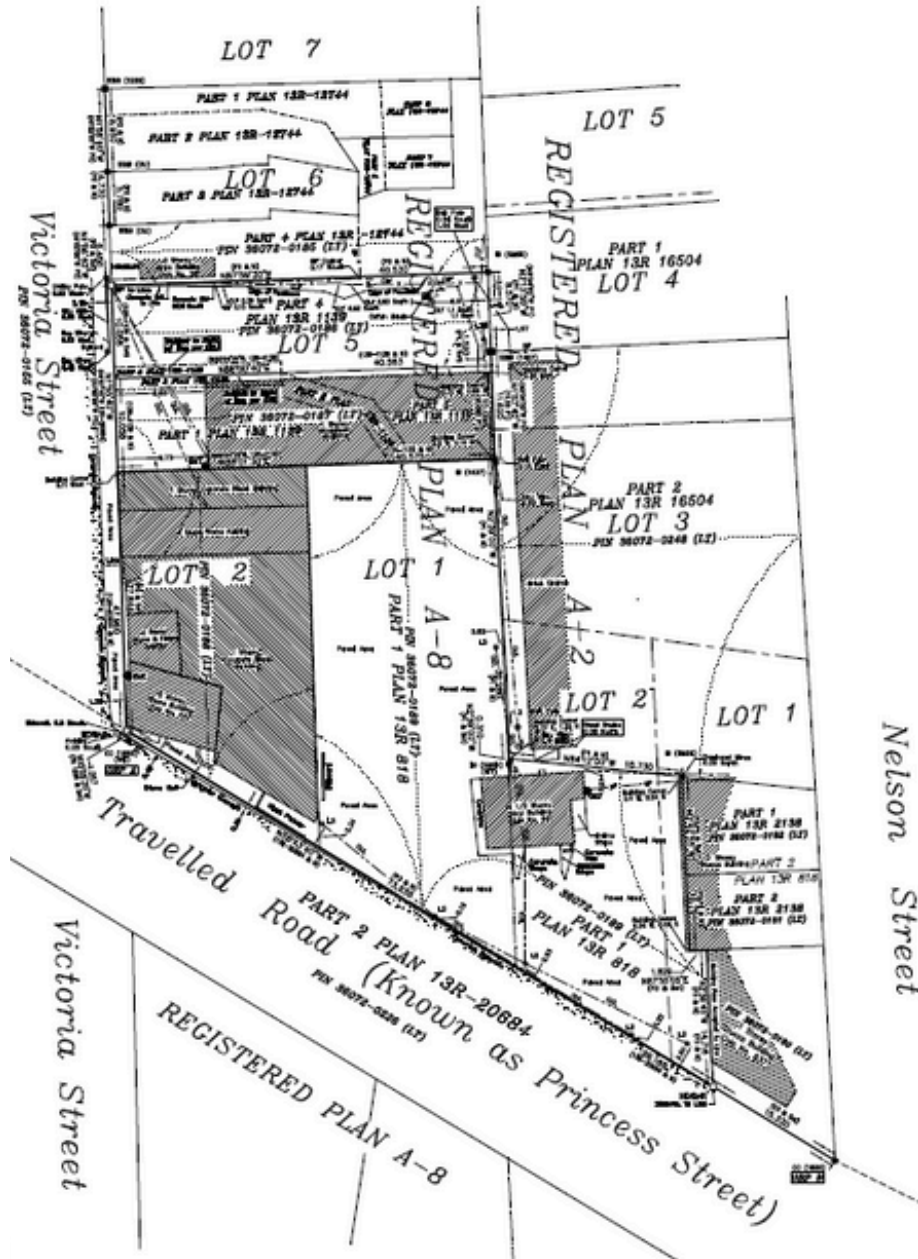
Offering Process and Data Room




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