

For Sale

3432 Princess St, Kingston, ON

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 **78 Brock St. Kingston, ON K7L 1R9**
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Rockwell Commercial Real Estate, Brokerage

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Property Details

Address	3234 Princess Street, Kingston, On, K7P 3A6
PIN	360891537
Legal Description	PT LT 2 CON 3 WESTERN ADDITION KINGSTON PT 2, 3 13R18443 CITY OF KINGSTON
Official Plan Designation	District Commercial (CD)
Building Area	± 1,406.66 sf
Lot Area	± 0.575 acres (GeoWarehouse)
Taxes (2026)	\$5,801.51
Frontage	± 171.45 ft along Princess Street (GeoWarehouse)
Parking	Ample on-site
Doors	One (1) grade level door at ± 10' x 9'5" ft
Site Services	Municipal water / septic
HVAC	Gas-forced air in warehouse and through wall unit in office and showroom
Electrical	200amp - single phase, to be confirmed
Ceiling Height	Warehouse: ± 13' 5" ft

Asking Price: \$795,000.00



Zoning

District Commercial CD (By-Law № 8499)

Zoning allows for a broad range of uses including but not limited to:

- Animal care
- Banquet hall
- Commercial parking lot
- Community centre
- Creativity centre
- Day care centre
- Department store
- Entertainment establishment
- Financial institution
- Fitness centre
- Service station
- Grocery store
- Garden centre
- Laundry store
- Library
- Office
- Personal service shop
- Recreation facility
- Restaurant
- Retail store
- Special needs facility
- Training facility
- Wellness clinic

Highlights

- Currently configured for office and showroom use
- Two access points to property
- Excellent signage opportunity on busy arterial through-way
- Surrounded by residential development
- Well-maintained freestanding building featuring a large parking lot

Floor Plan



HIGHWAY 401

Exit 611

Rockwell
COMMERCIAL

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Contact Information

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Distance by Vehicle

Highway 401
(Gardiners
Road, Exit 611)

± 8 min
5.9 km

Downtown
Kingston

± 20 min
13 km

Toronto

± 2.5 hr
249 kms

Ottawa

± 2 hr
205 kms

Montreal

± 3 hr
297 kms



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