



For Sale

170 Queen St, Kingston, ON

Martin L. Skolnick, Vice President/Broker
+1 613 541-9865
martin.skolnick@rockwellcre.com

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





Key Highlights



The Offering

Rockwell Commercial is pleased to present 170 Queen Street, a rare opportunity to acquire a prominent, two-storey commercial asset in the heart of downtown Kingston. Encompassing $\pm 19,167.25$ square feet of gross floor area and situated on a $\pm 15,417$ square foot lot, the property features flexible DT2 zoning with a broad range of permitted residential and commercial uses. Vacant and ready for repositioning, the building is well suited for office, institutional, or mixed-use redevelopment. Located steps from Kingston's waterfront, Queen's University, and major civic institutions, this offering is ideally positioned to benefit from the area's strong fundamentals and continued growth.



Poised For Growth

Kingston continues to experience strong growth, having seen a 7.1% population increase between 2016 and 2021. The city now boasts an estimated population of over 135,000 residents, serving as the largest centre between the GTA, Ottawa, and Montreal. The Kingston CMA population has grown to approximately 175,000, with City projections anticipating a 32% population increase by 2051.

Anchored by a diversified economy and highly educated workforce, Kingston offers a stable and resilient environment for office investment. Major employers include Queen's University, Kingston Health Sciences Centre, the Royal Military College of Canada, multiple levels of government, and a growing cluster of technology and clean-tech firms. With two-thirds of the population holding post-secondary degrees, Kingston is home to one of the most educated workforces in the country — a key driver of downtown office demand.

The city continues to attract significant private and public sector investment.

Umicore Rechargeable Battery Materials Canada Inc. is advancing construction on a \$2.76 billion manufacturing facility in nearby Loyalist Township, expected to create over 600 high-paying jobs and stimulate regional economic activity. Kingston's downtown core remains a key employment, education, and service hub for the region, reinforcing strong fundamentals for long-term office occupancy and investment performance.

- **Regional Growth Centre** between GTA, Ottawa, and Montreal
- **Diverse Employment Base** anchored by education, healthcare, and government
- **Major Economic Investments** driving job creation and business growth
- **Highly Educated Workforce** supporting office demand

Site Details

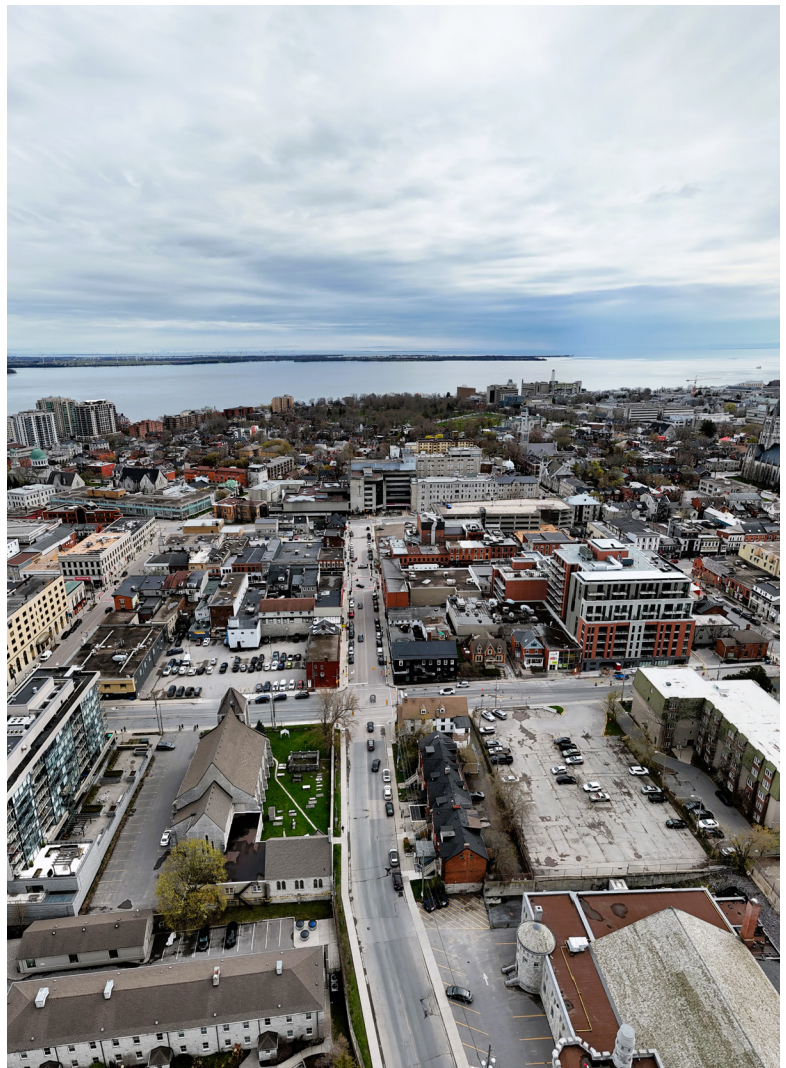
Address	170 Queen Street, Kingston, ON
Legal Description	PLAN OS PT LOTS307,308,314, 315 B209
PIN	360490182
Site Area	± 15,417 sf
Site Coverage	± 76%
Final Property Taxes	\$79,823.15 2025 (Full)
Zoning	DT1 - Downtown Zone 1 (By-Law 2022-62)
Official Plan Designation	Central Business District (CBD)
Easements	Right-of-Way off Montreal Street
Site Services	Municipal
Survey	Plan of Survey completed in October 2025

Asking Price

\$2,525,000.00

Highlights

- ± 19,167.25 sf two-storey commercial building with ± 10 surface parking spaces
- Prime downtown location within walking distance of Queen's University, Hotel Dieu Hospital and Kingston General Hospital
- Flexible DT2 zoning allows for a wide variety of residential and commercial uses
- Vacant possession allows for immediate occupancy or redevelopment
- Situated on a ± 15,417 sf site with ± 76% site coverage
- High-visibility corner with strong pedestrian and vehicle traffic
- Right-of-way access for parking and loading at the rear of the property
- Surrounded by amenities, transit connections, and a vibrant mix of professionals, students, and visitors



Building Details

Building Gross Floor Area	Main Floor:	± 11,203.67 sf
	Second Floor:	± 6,994.38 sf
	Loft Storage:	± 969.20 sf
	Total GFA:	± 19,167.25 sf
Year Built	Circa 1954	
Electrical	3 Phase 600 Volt / 600 Amp	
Heating & Cooling	8 Rooftop HVAC units	
Parking	± 10 open surface parking spaces	
Construction	Concrete block and steel + wood frame	
Foundation	Slab-on-grade	
Exterior	Facade: glass curtain wall with brick perimeter Side & Rear Walls: Concrete block with sections of aluminum siding.	
Roof	Flat	
Environmental	Phase I and Phase II Environmental Assessments recently completed	
Contents	Generally all contents can be either removed by the Seller or included in the purchase price	
Occupancy	Vacant	

Disclosure: The Seller hereby notifies all prospective buyers that the flat roofs are nearing their end of life and will require replacement by the buyer at its cost.

Zoning

DT2 Downtown Zone 2 (By-law 2022-62) allows for a broad range of uses, including the following:

Residential uses:

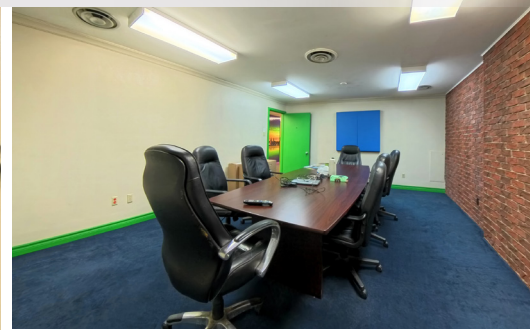
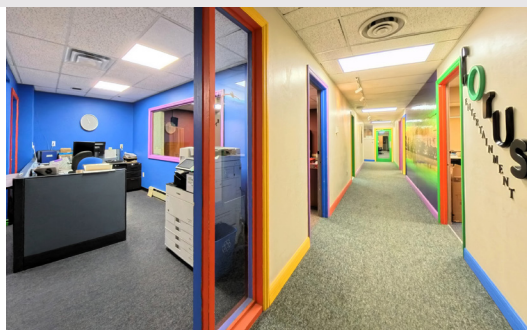
- Apartment building
- Dwelling unit in a mixed-use building

Non-Residential uses:

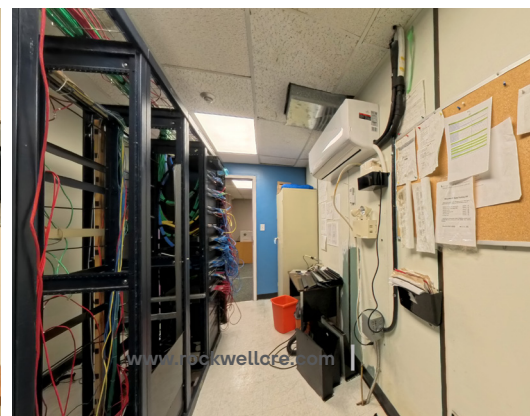
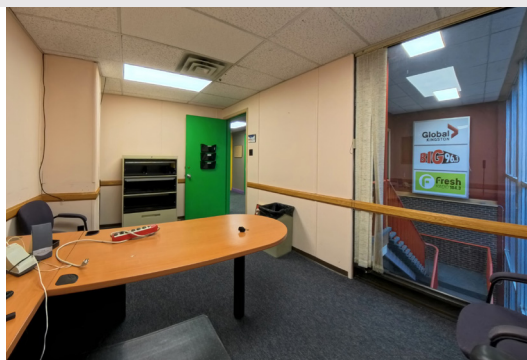
- Animal care
- Automobile sales establishment
- Banquet hall
- Building supply store
- Commercial parking lot
- Community centre
- Club
- Creativity centre
- Day care centre
- Department store
- Entertainment establishment
- Financial institution
- Fitness centre
- Gas station
- Grocery store
- Funeral establishment
- Hotel
- Laundry store
- Library
- Museum
- Office
- Personal service shop
- Place of worship
- Public market
- Recreation facility
- Repair shop
- Restaurant
- Retail store
- Training facility
- Transportation depot
- Transportation depot
- Transportation terminal
- Wellness clinic



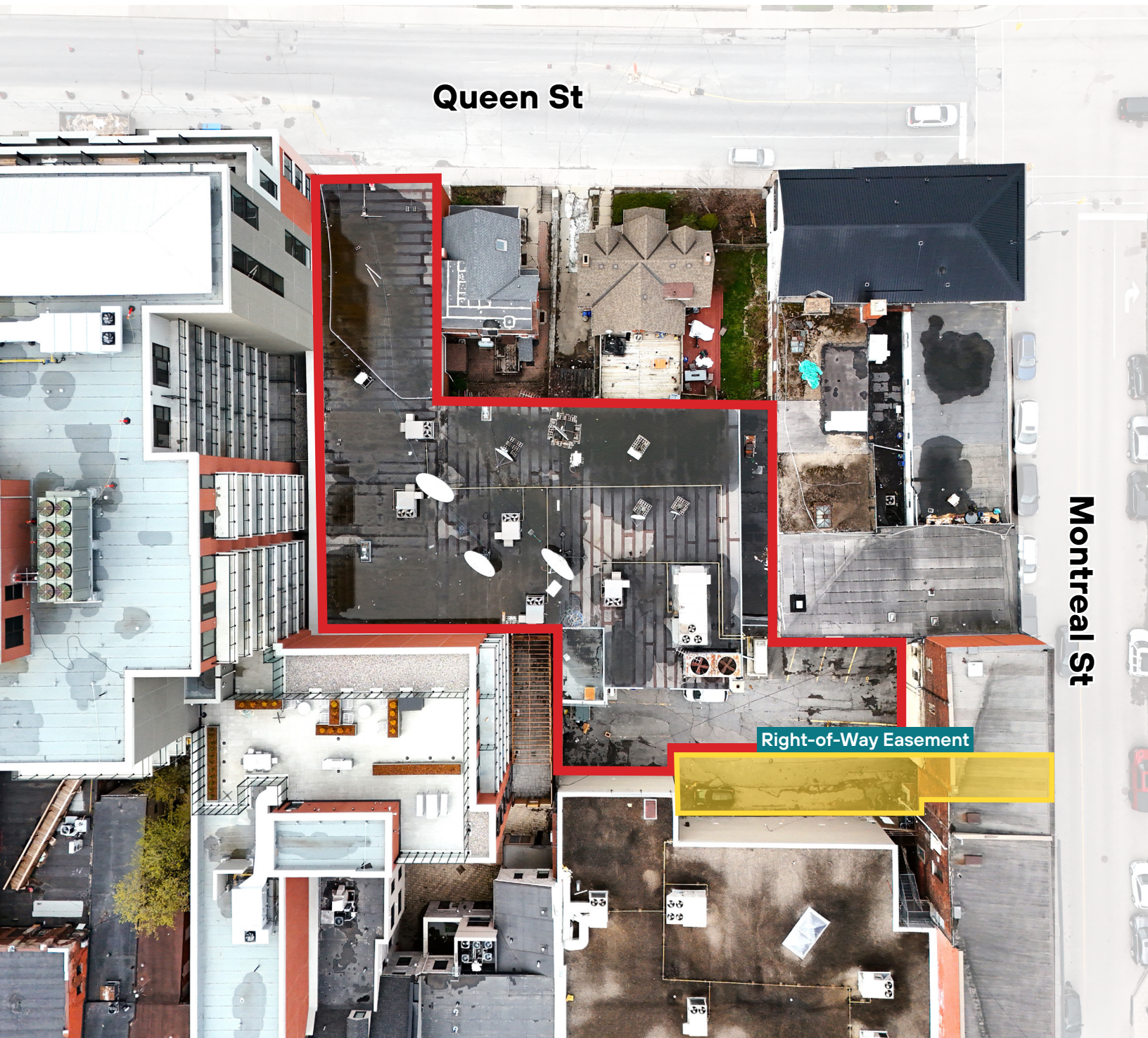
First Level



Second Level



Right-of-Way Easement

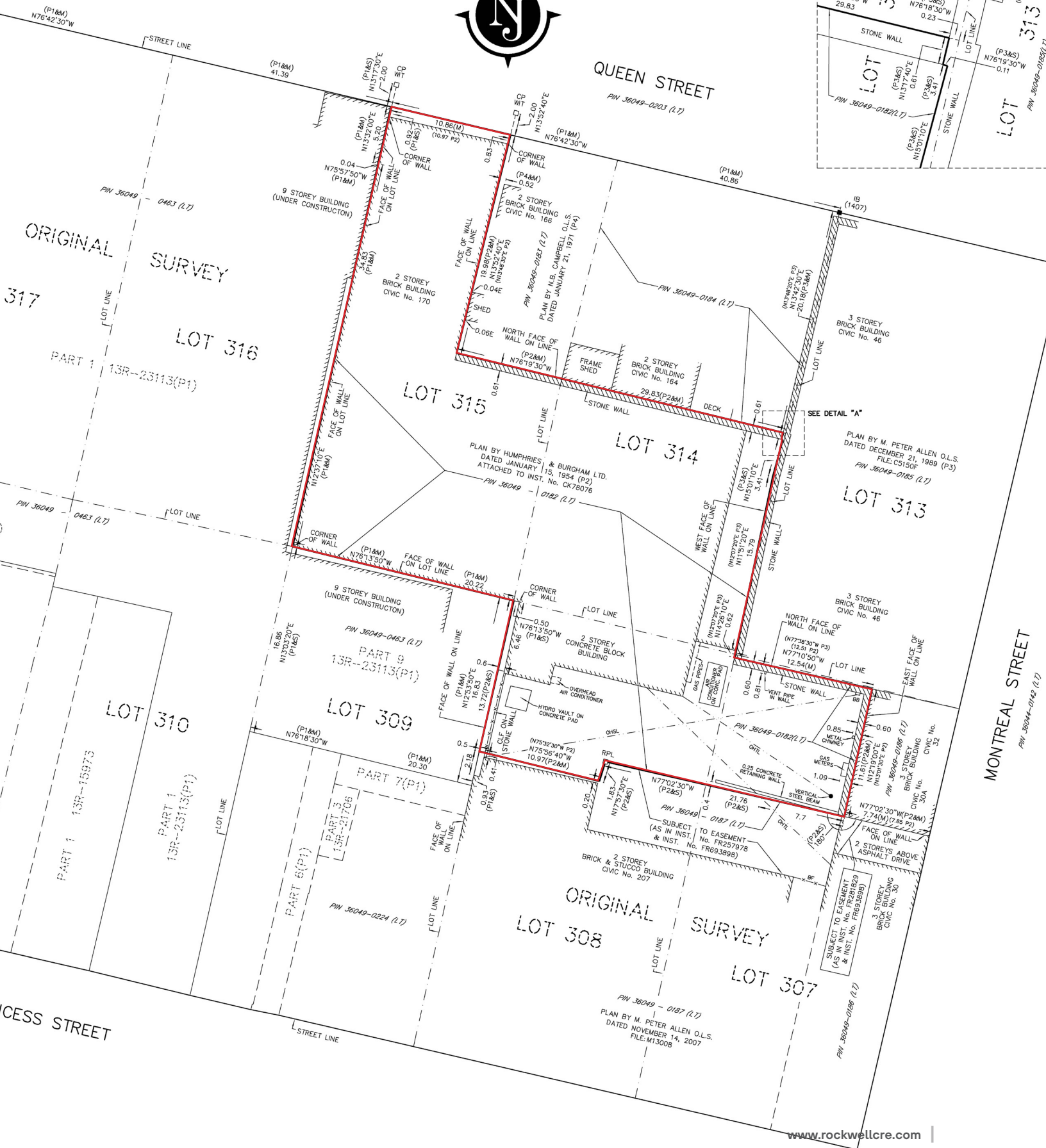


The subject property benefits from a registered right-of-way (ROW) traversing the rear portions of 30 Montreal Street and 207-211 Princess Street. This ROW, extending approximately 96 feet westward from Montreal Street, features an irregular configuration and encompasses approximately 1,730 square feet. The easement provides vehicular access to the subject property's southern parking and loading facilities. Reciprocal access rights over portions of this ROW are granted to both adjacent properties (30 Montreal Street and 211 Princess Street).

Survey



DETAIL "A"
(NOT TO SCALE)





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

Personal Service

1. Dental Care Kingston

2. James Brett Coiffure

3. Glow Spa Kingston

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

100

Walker's Paradise

Daily errands do not require a car

59

Good Transit

Many nearby transportation options

78

Very Bikable

Biking is Convenient for most trips

Downtown Kingston

Where history and innovation thrive

Downtown Kingston offers a unique blend of rich history, urban vibrancy, and a thriving waterfront lifestyle. Home to more than 700 national and local storefronts, restaurants, and entertainment venues, the downtown core delivers exceptional shopping, amenities, and cultural experiences. Set against the backdrop of Kingston's historic skyline and the shores of Lake Ontario, the area provides abundant green spaces and scenic recreation. With a strong sense of community and a diverse mix of residents, students, and visitors, downtown Kingston remains a dynamic hub for business, living, and tourism.

Downtown Kingston is more than a commercial core — it's the heart of the city's cultural and community life. From large-scale concerts and waterfront celebrations to long-standing seasonal traditions, the area draws thousands each year to experience its rich mix of music, markets, and festivals. Springer Market Square plays host to winter festivities like New Year's Eve and outdoor skating, as well as the historic Kingston Public Market — one of the oldest in Ontario. Annual highlights like the Princess Street Promenade, Kingston Buskers Rendezvous, and the Poker Run bring the streets to life with performances, vendors, and community engagement. From seasonal celebrations to national moments, downtown Kingston offers a unique vibrancy that continues to draw people, business, and opportunity year-round.





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.

Additional developments on and near Queen and Princess Streets—including the completed Crown Condominiums at 223 Princess Street (±182 units), a proposed 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.

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.

Offering Process

All Offers to provide an irrevocable date of no less than 2 weeks.

Asking Price

\$2,525,000.00

Broker's Data Room

Upon execution of the Seller's Non-Disclosure Agreement, the Listing will provide instruction to qualified prospective buyers for access to the Broker's Data Room. The Data Room contains a comprehensive inventory of confidential due diligence documents and reports, including but not limited to:

- | | |
|---|---|
| • Phase I Environmental Site Assessment (Sept 2024) | • Replacement Agreement |
| • Phase II Environmental Site Assessment (October 2024) | • Operating Expenses |
| • Designated Substances Survey (March 2025) | • Floor plans (reference only) |
| • Rooftop Unit (RTU) | • Transfer / Deed |
| | • Parcel Register |
| | • DT1 Zoning Permitted Uses. |
| | • Plan of Survey dated October 8 th 2025 |

All documents and information contained within the Data Room is provided by the Seller and Broker without any representation or warranty as to its accuracy, completeness, or relevance, and is provided for information purposes only. Buyer's shall rely on its own independent enquiries, inspections and testing.



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Contact Information

Martin L. Skolnick,
Vice President/Broker
+1 613 541-9865
martin.skolnick@rockwellcre.com

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