



# For Sale

## 207 Princess St, Kingston, ON

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**Rockwell Commercial  
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# Key Highlights

## The Offering

Rockwell Commercial is pleased to present 207 Princess St in Kingston, On. A rare opportunity to purchase streetfront property on Princess Street, the main retail hub, in the heart of downtown Kingston.

With construction underway of the Crown Condominiums and The Madeline, and other significant developments in the planning stages, there continues to be substantial investment and intensification within downtown Kingston. These projects will add  $\pm$  980 residential units, ground-floor retail space, and office space within a few blocks of 207 Princess Street.

**Asking Price: \$3,500,000.00**

## Site Details

<b>Building Size</b>	$\pm$ 14,585 sf over two floors, plus $\pm$ 3,100 sf basement, <b>totaling <math>\pm</math> 17,685</b>
<b>Building Construction</b>	<ul style="list-style-type: none"><li>• Completely reconstructed in 2008-2009</li><li>• Tar + gravel roof (2008)</li><li>• Sprinkler system</li><li>• Finished concrete floors</li><li>• 5 rooftop gas-fired HVAC units</li><li>• Concrete block + precast construction</li><li>• Steel frame</li><li>• Poured concrete foundation</li><li>• 600 Amp, 3 phase, 120/208V</li><li>• Passenger lifts (Garaventra Genesis)</li></ul>
<b>Street Frontage</b>	107.05' ft along Princess Street
<b>Lot Size</b>	$\pm$ 0.223 acres
<b>Zoning</b>	Downtown Zone 2 (DT2), Bylaw № 2022-62
<b>Official Plan Designation</b>	Central Business District (CDB)
<b>PIN</b>	360490187
<b>Legal Description</b>	PT LT 307 ORIGINAL SURVEY KINGSTON CITY; PT LT 308 ORIGINAL SURVEY KINGSTON CITY AS IN FR257978; S/T & T/W FR257978; KINGSTON ; THE COUNTY OF FRONTENAC
<b>Realty Taxes</b>	\$113,593.87 (2024 Final)
<b>Parking</b>	None
<b>Tenant</b>	URBN Canada Retail, Inc and URBAN Outfitters, Inc as guarantor – lease expires January 31, 2026 and includes mutual right of termination with 120 days prior notice (effective no earlier than January 31, 2025)







## Growth & Development

With the approved Homestead residential towers, Crown Condominium and other proposed mixed-use developments in the immediate area - there continues to be a significant increase of residents to the neighbourhood.

Homestead's 23-storey development, The Madeleine, located at 18 Queen St. is currently under construction and will include **153 residential apartments**, over  $\pm 30,000$  of fully occupied office space plus ground floor commercial space.

Homestead's phase 2 development (19 storeys) will add an additional  **$\pm 200$  residential apartments** plus ground floor commercial space.

The Crown Condo's Development located on the same block, located at 223 Princess St. and is currently under construction and will include **182 residential condos** and ground floor commercial space.

IN8's development newest proposed development at 64 Barrack St. is 25-storeys with a 3-storey podium and consists of a proposed  **$\pm 287$  residential units** and ground floor commercial space.

The development proposed at 279 Wellington St. consists of a 14-storey, **158 unit apartment** building with 5 levels of structured parking.



## Nearby Parking

Name	# 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



# In Good Company



## Where history and innovation thrive

Boasting its vibrant community, urban lifestyle and rich history, downtown Kingston offers a dynamic and unique environment. Set amongst Kingston's historic downtown skyline are more than 700 national and local storefronts, restaurants, and entertainment venues, offering extensive shopping, amenities, and experiences. Perched on the bank of Lake Ontario, the downtown core provides convenient and scenic natural recreations and open spaces. Downtown Kingston benefits from a strong sense of community, with a mix of residents, students, and tourists

## 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. The Grocery Basket
18. Trailhead
19. Urban Outfitters
20. Wine Rack

## Food & Beverage

1. Balzac's
2. Freshii
3. Jack Astor's
4. Lone Star
5. McDonald's
6. Milestones
7. Quesada
8. Starbucks
9. The Keg
10. The Works

## Entertainment

1. "The Hub" Student Entertainment District
2. The Grand Theatre
3. The Screening Room

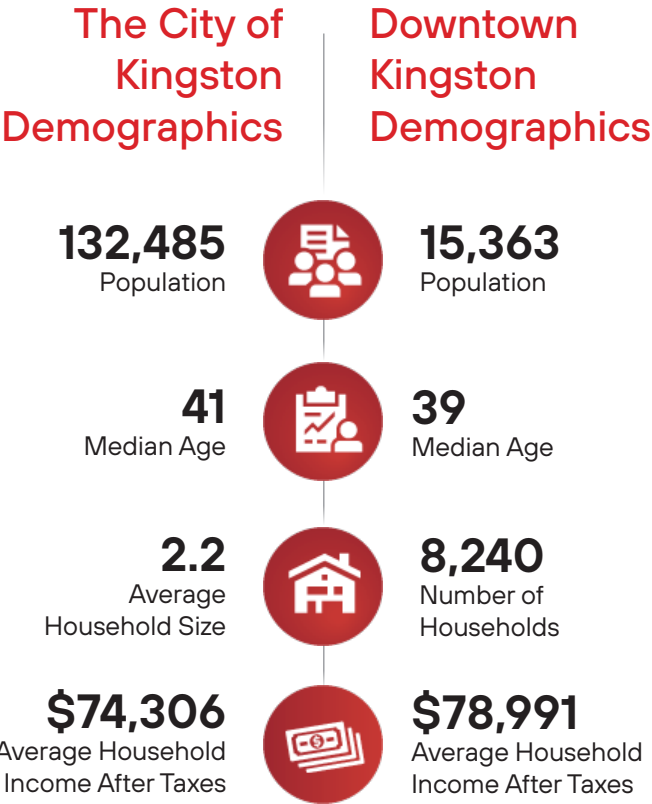
## Personal Service

1. Cher-Mere Day Spa
2. Dental Care Kingston
3. James Brett Coiffure
4. Quarry Medical Pharmacy

# A Closer Look at The City of Kingston

## Poised For Growth

Kingston, Ontario, is poised for significant growth, driven by an expanding population and rising employment opportunities. The 2021 Statistics Canada Census reports that the city's population has increased by 7.0% since 2016, reaching over 132,000 in 2021. In a recent study, The City of Kingston forecasts, in an endorsed medium growth scenario, that the population will climb by an average annual rate of 1.4%, projecting a population of 197,000 by 2051, reflecting a strong demand for housing. With the city's low vacancy rate, which stood at just 0.8% in 2023, the lowest among all Census Metropolitan Areas in the province, new residential construction is essential. Additionally, Kingston's employment sector is thriving, with key industries like healthcare, education, and technology contributing to job growth. This combination of factors positions Kingston for continued economic and demographic expansion and creates an ideal landscape for development.



## Growth & Development

# 0.8%

Kingston Vacancy  
Rate, 2023

In 2023, Kingston, Ontario, experienced a rental vacancy rate of just 0.8%, the lowest among all Census Metropolitan Areas in the province. This alarmingly low rate reflects a significant housing shortage, as demand for rental units far outstripped supply. The tight market conditions have led to increased rent prices, making it more challenging for residents to find affordable housing. The situation underscores the pressing need for more housing development. ([City of Kingston, Global News](#)).

66,800

Total New Population  
Growth Between  
2021-2051 \*\*

(permanent plus those for  
post secondary students not  
captured in census)

29,300

Total New Household  
Growth Between  
2021-2051 \*\*

(permanent plus those for  
post secondary students not  
captured in census)

33,400

Total New Jobs  
Between 2021-2051 \*\*

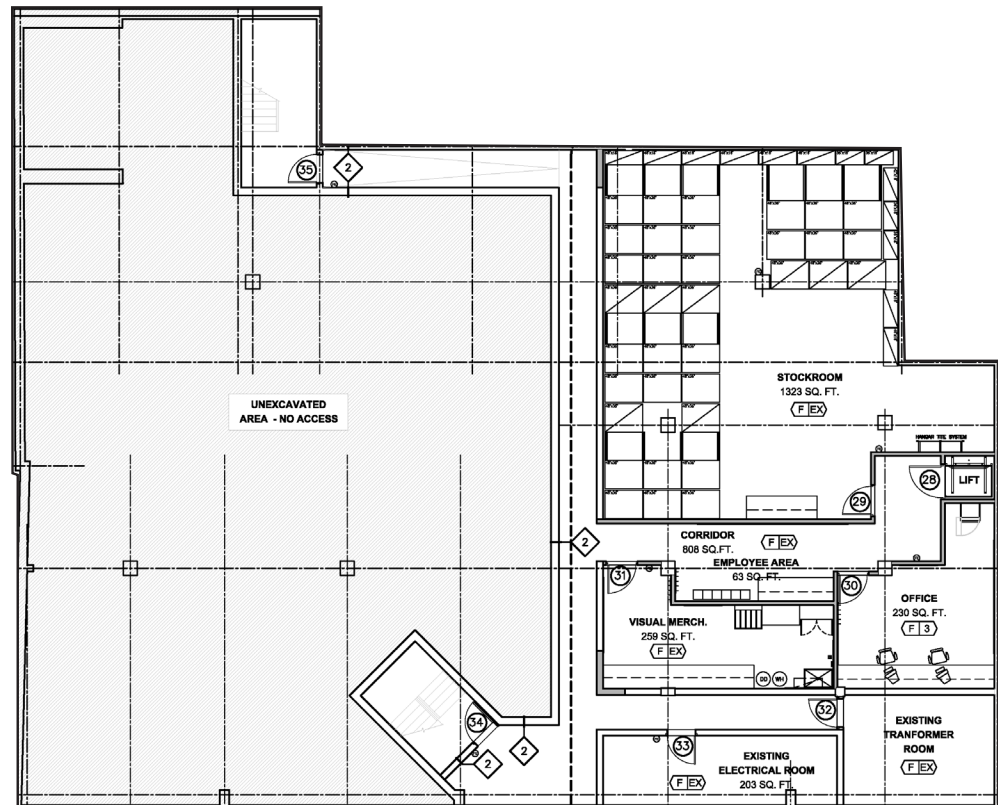
Vacancy Rates  
Year-Over-Year

2020	3.2%
2021	1.4%
2022	1.2%
2023	0.8%

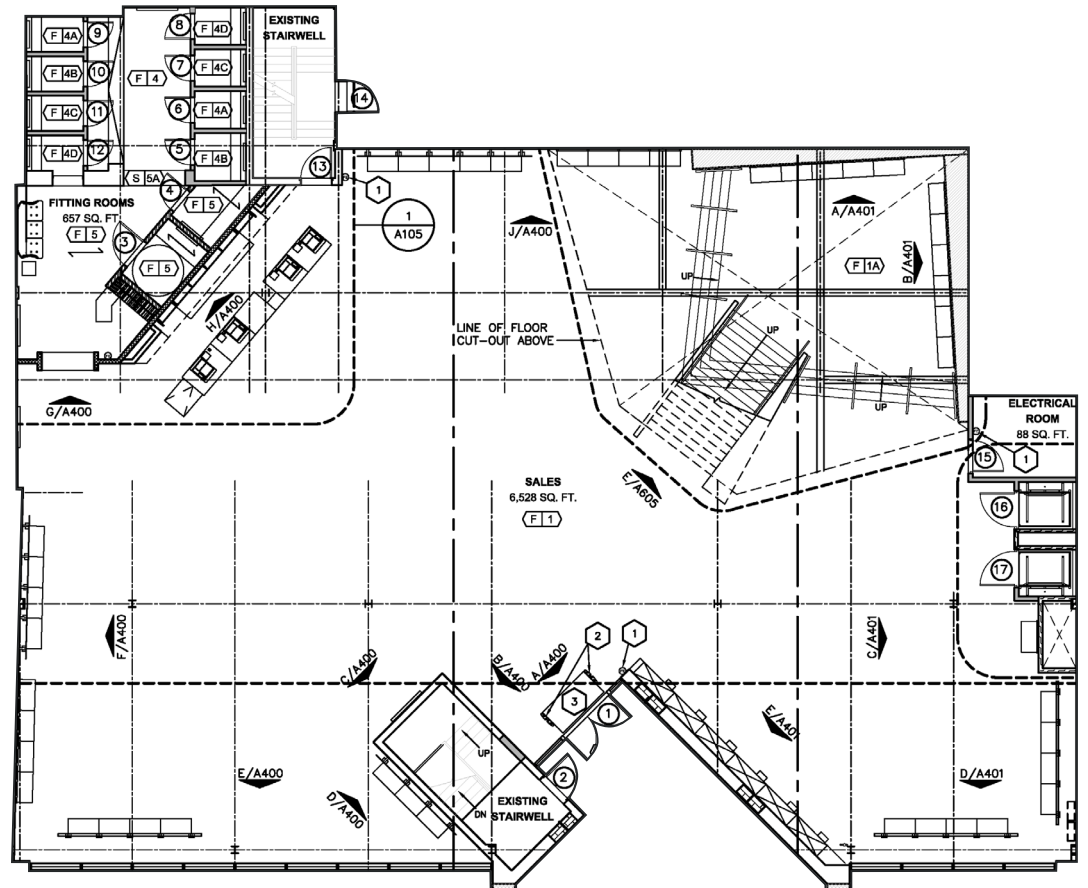
Source: [City of Kingston, Population, Housing & Employment Growth Forecast Update to 2051\\*\\*](#)

# Floor Plans

## Basement

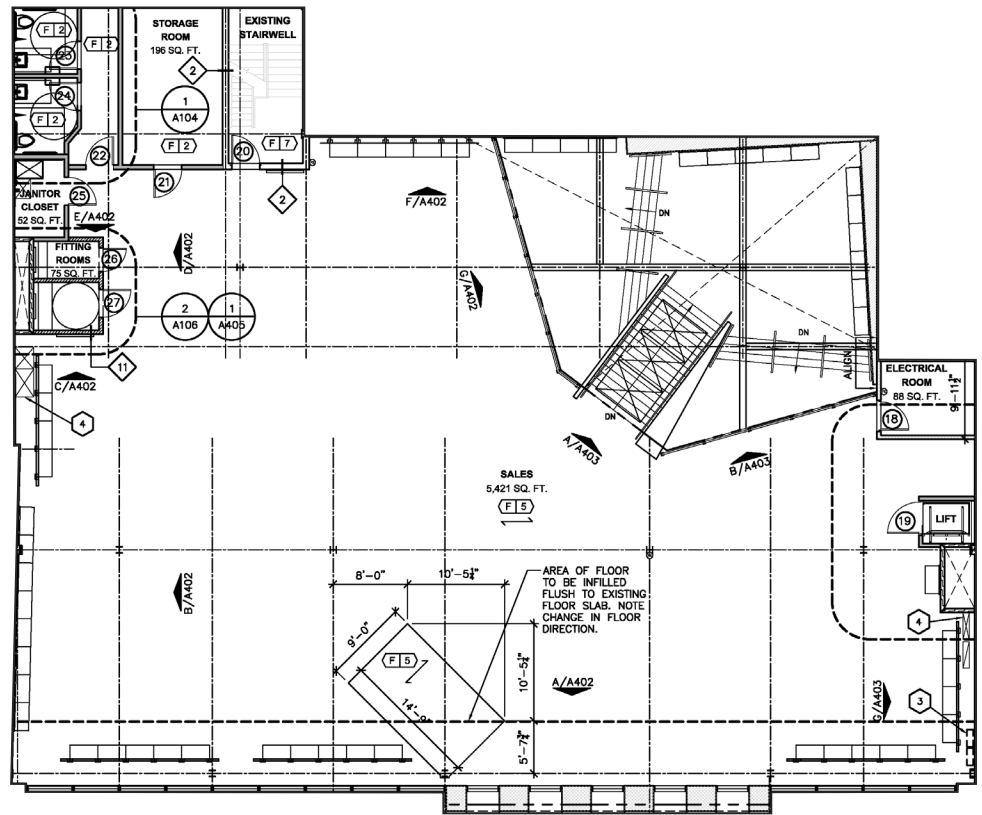


## Ground Floor



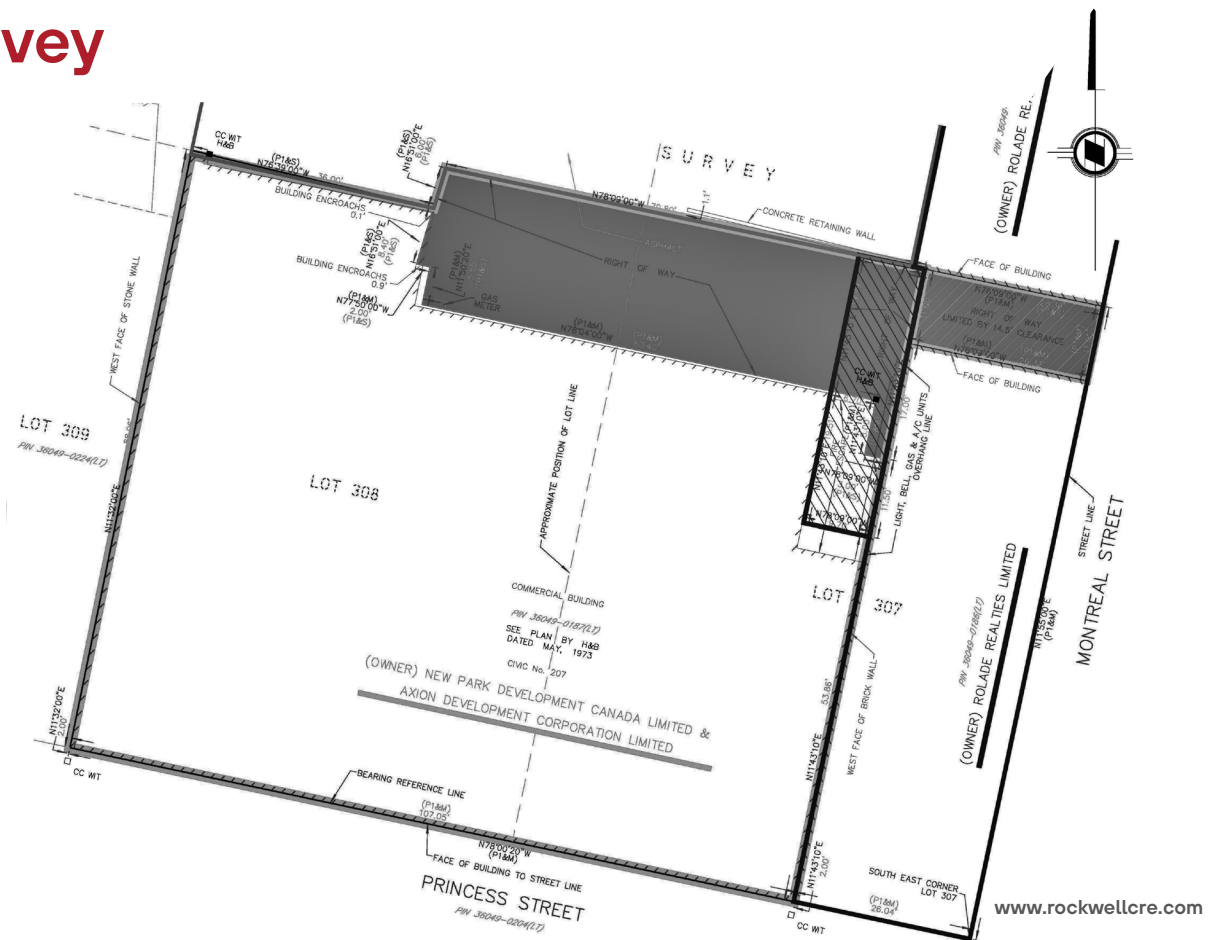
Actual layouts may differ slightly from the plans depicted above

## Second Floor



Actual layouts may differ slightly from the plans depicted above

# Survey





**207 Princess St,  
Kingston, On**

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## **Contact Information**

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