

FOR SALE

CORNER COMMERCIAL LOCATION KINGSTON



#121 652 PRINCESS STREET **\$899,990**

PROPERTY DETAILS

HERITAGE BUILDING - 'The Carnovsky Bakery'

Unit 121, 652 Princess St.

BUILDING SIZE: Main Level - 920 sq ft, 2nd Floor - 920 sq ft
Plus Basement - 850 sq ft

UTILITIES: Gas & Electricity Metered
Water included in condo fees.

ZONING: WM1 (Williamsville Zone 1):
Wide range of permitted commercial uses.

PROPERTY TAXES: \$17,996.49 (2023)

CONDO FEES: \$938.25 per month (Condo fees include reserve funds, all building maintenance, common area maintenance, security, cold water.)

- Two-storey freestanding, newly restored limestone heritage building in one of Eastern Ontario's fastest growing neighbourhoods
- Prime visibility, excellent natural light and three entrance points
- Use of rear courtyard for patio seating
- Ideal for anything from a restaurant, cafe, office or grocery, to a yoga, fitness or wellness center. The second floor could be an extension of these businesses/offices

*Development charges payable on this unit. Please contact the listing agent for details

ECHO PERRY-CUMBERLAND
Sales Representative

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JAMES WARD
Broker

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Rogers & Trainor
Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

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Kingston, Ontario K7L 2L1
📞 613-384-1997

LOCATION

The Carnovsky Bakery



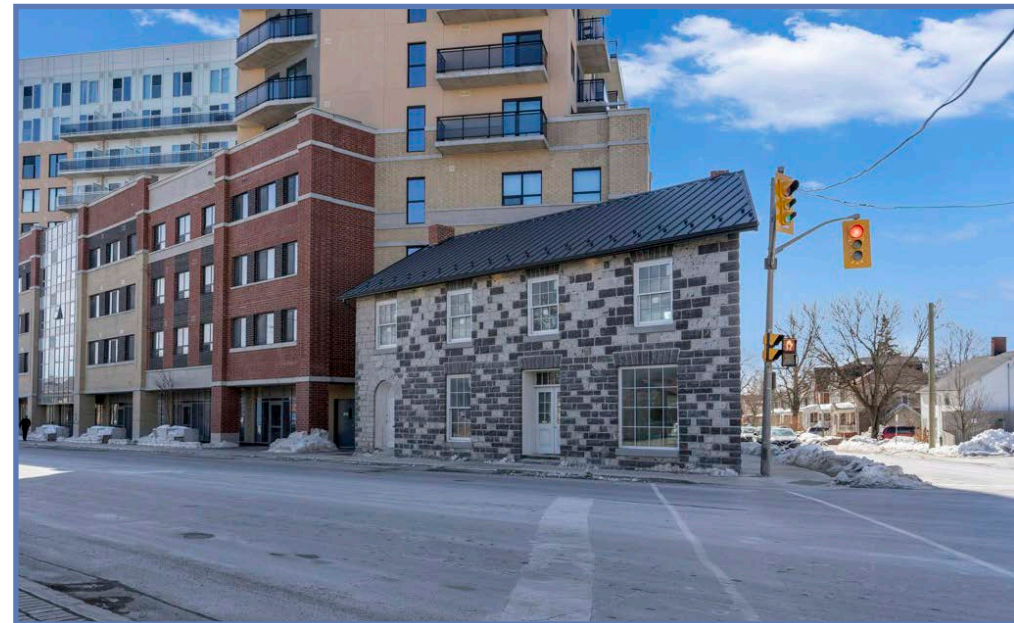
The original frame bakery building, built circa 1849, burned in 1872 and was rebuilt in stone for Robert Carnovsky whose family operated a bakery in this building for more than 60 years. Located on the corner of Princess and Victoria Streets, this two storey Kingston limestone building, is an important reminder of the historic heart of the former Village of Williamsville, which was a bustling community in the latter part of the 19th century.

The building's rehabilitation was underway by IN8 Developments, as part of the adjoining condominium development project, but unseasonal heavy rain and wind caused all but the easterly wall to collapse early Christmas morning, 2020. After that disaster, the 150-year-old building was carefully reconstructed using the original and new Kingston limestone with the proportions and window openings, including the round-arched doorway on Princess Street that duplicated the original. The reconstruction and preservation of this important aspect of Kingston's heritage is thanks to the commitment, skill and talent of IN8 Development, Don Loucks the architect, John C. Cooke the structural engineer and the craftspeople and associated trades that made this project a success.

CLICK HERE TO VISIT

[▶ SAGEKINGSTON](#)

- High visibility location on the corner of Princess Street and Victoria Street. (Sage Living Kingston)
- Very close to major transit hub providing excellent accessibility to all transit linked areas of the City
- High traffic area close to all amenities in the downtown commercial/retail core, including shopping, banks, and a wide array of restaurants
- Minutes away from Kingston's waterfront, Queen's University, Kingston General Hospital & Royal Military College of Canada

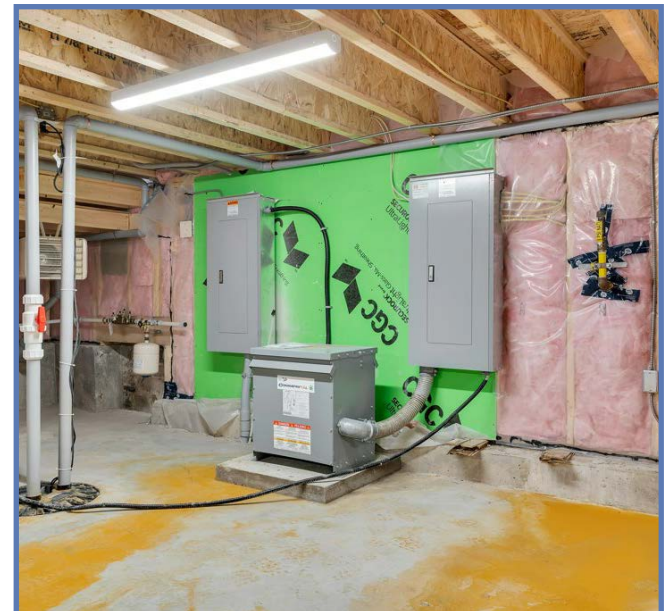
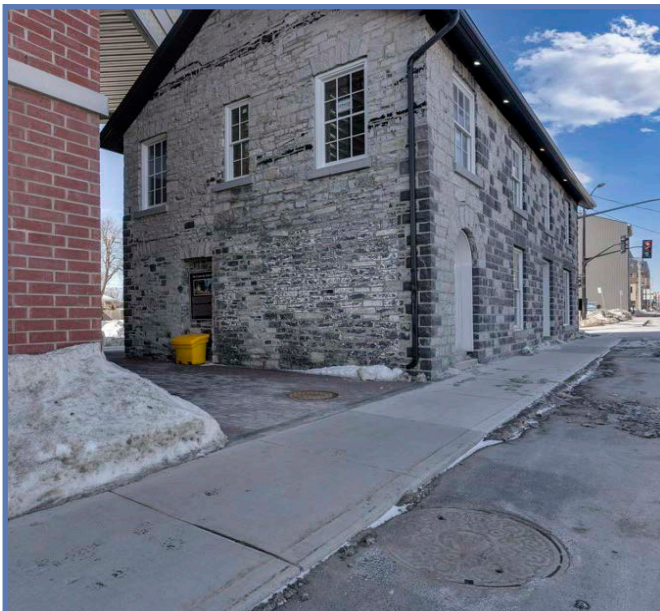
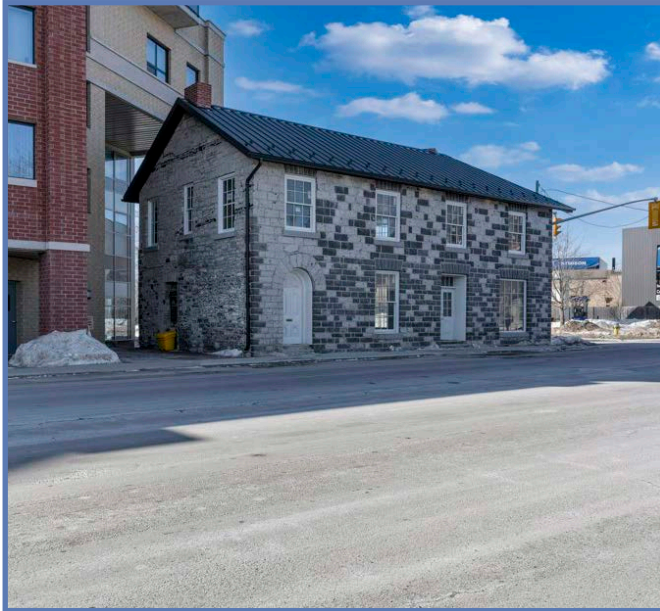


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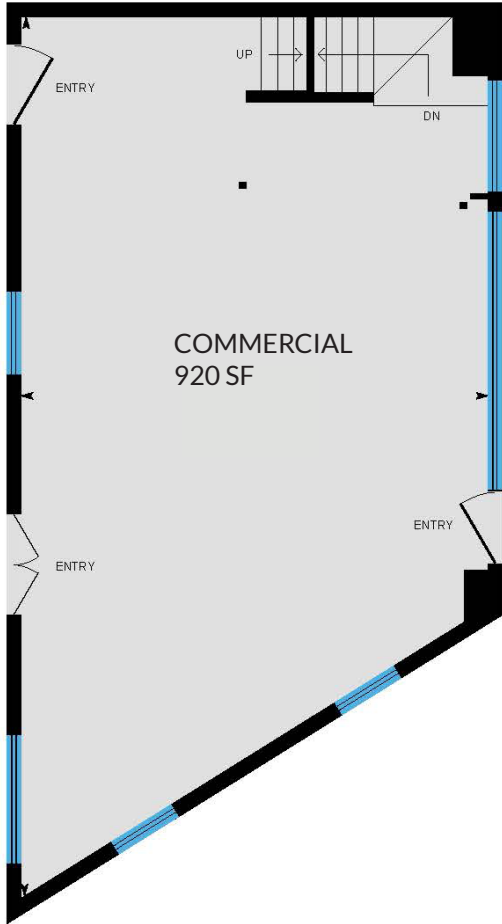
PHOTOS



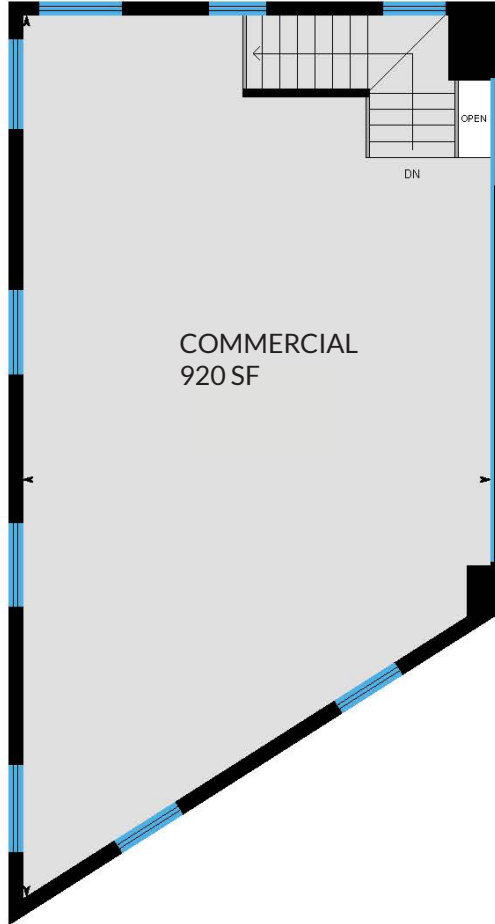
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**Rogers
& Trainor**

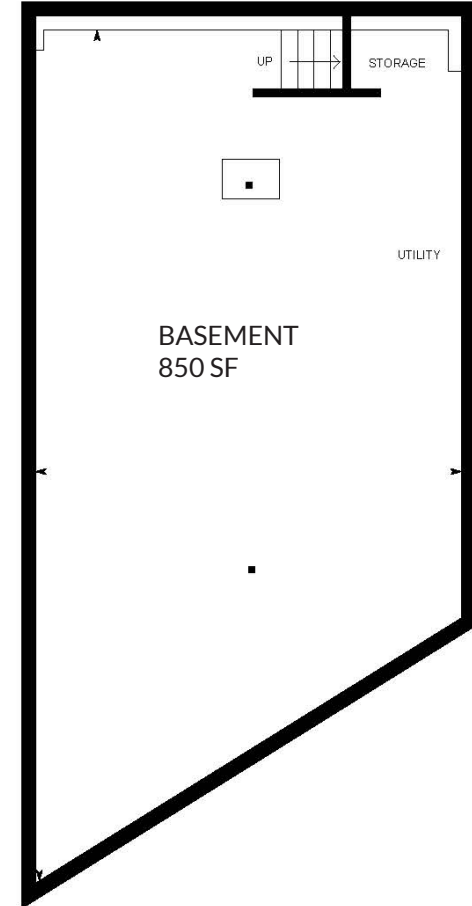
FLOOR PLANS



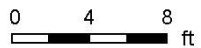
MAIN FLOOR
920 SF



SECOND FLOOR
920 SF



BASEMENT
850 SF



PREPARED: 2023/03/13



DISTRICT OF WILLIAMSVILLE

The subject property is located on the West 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.



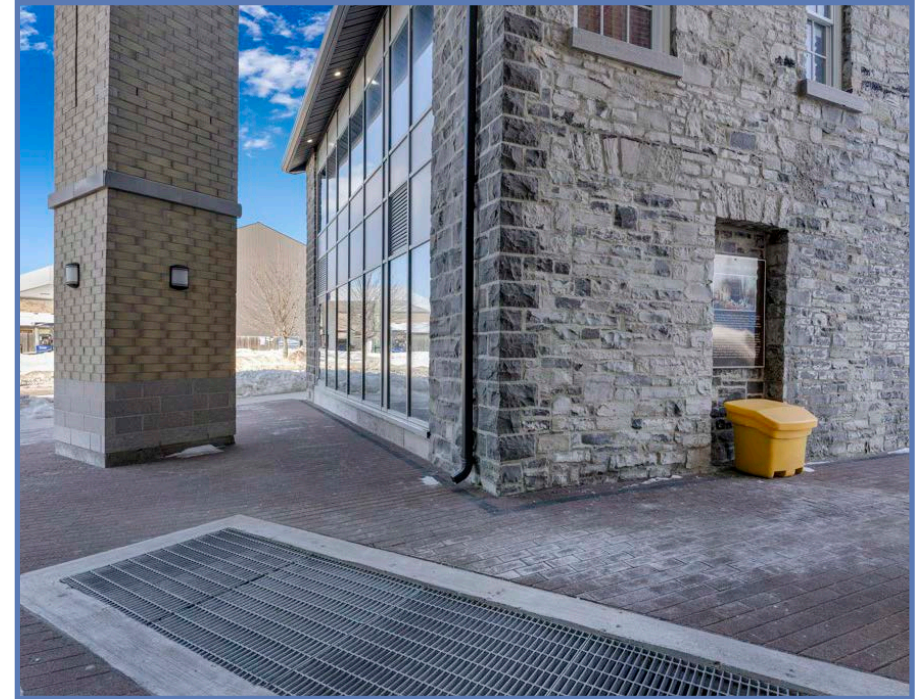
VERY WALKABLE
Most errands can be accomplished on foot.



GOOD TRANSIT
Many nearby public transportation options.



VERY BIKEABLE
Biking is convenient for most trips.

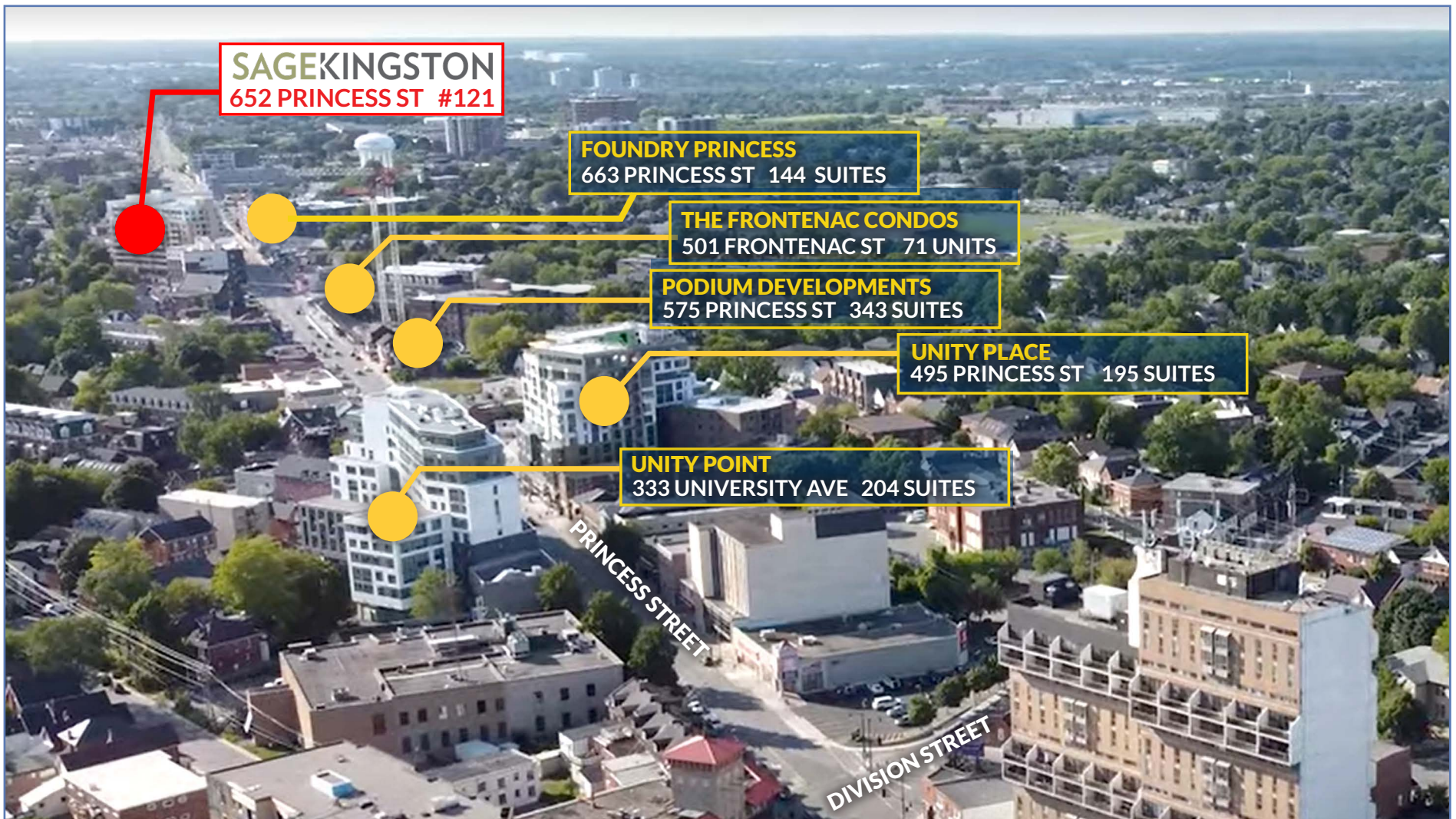


Situated minutes from the hub of Kingston's downtown, this area provides access to numerous downtown businesses, a mix of independent shops, restaurants, and much more.

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:

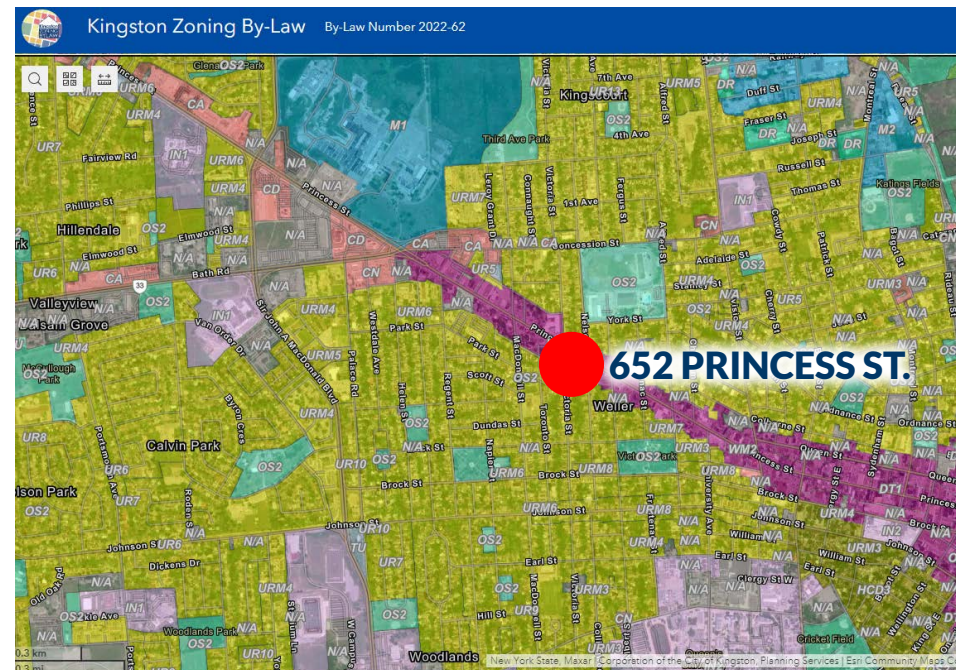
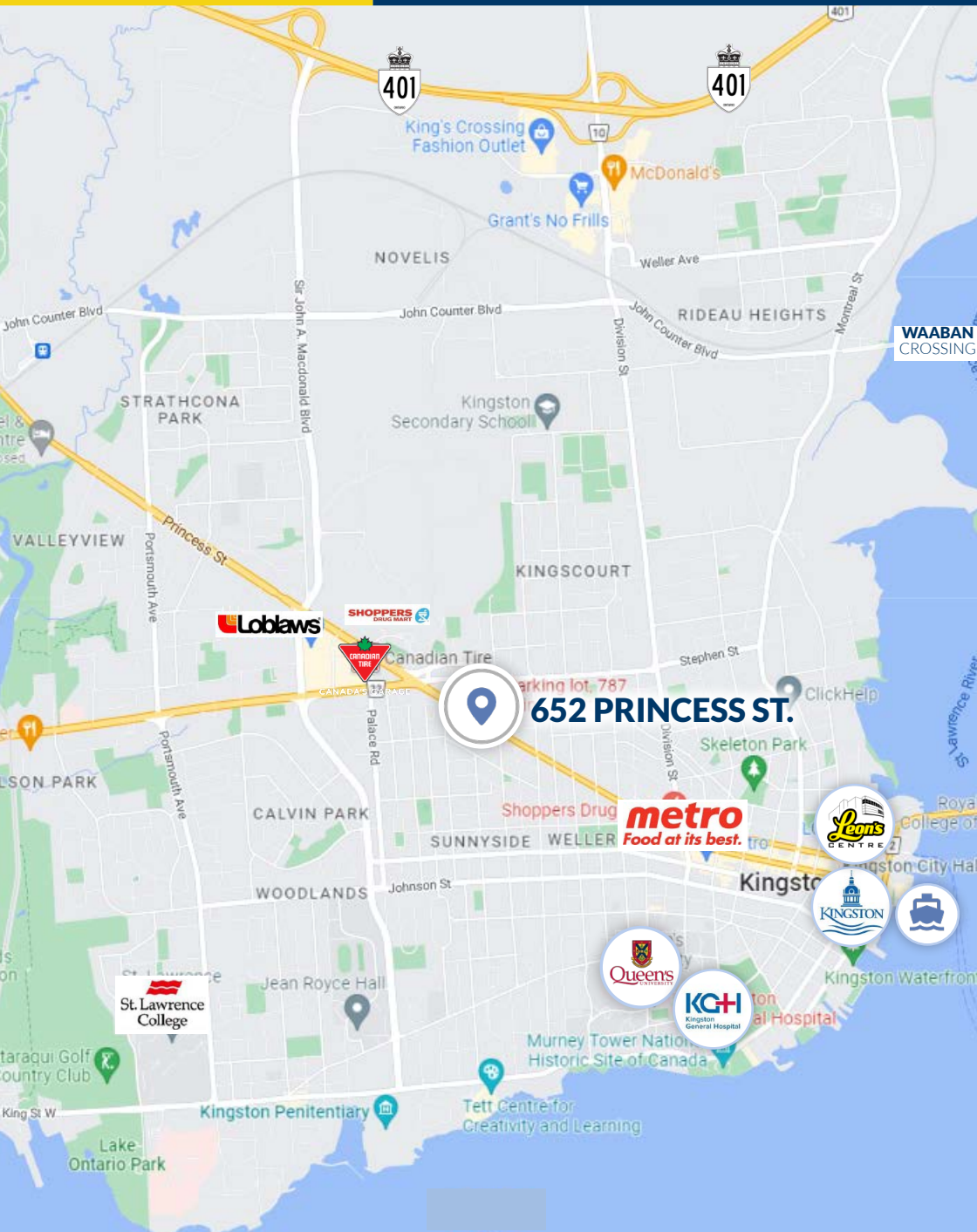
The subject property is located on the northern end of the Williamsville neighbourhood, where a large number of Multi Residential and Condominium developments are in various stages of completion; under construction; or pending final approval. With its location close to Queen's University and the downtown core of Kingston, Williamsville has one of the fastest growing neighbourhoods in Eastern Ontario.

Thousands of new residents with a high proportion of Queens students and young professionals provide a growing market for a range of goods and services. 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, and upgrades to the sanitary and storm sewers.



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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Guac Mexi Grill
- Ali Baba Kabab
- Flavours of India
- Daft Brewery

FITNESS & RECREATION

- Whipped Fitness
- F45 Training
- Splitsville Kingston Bowling

GROCERY

- Asian Food World
- Common Sense Market
- Loblaw's

SCHOOLS

- Queen's University
- Loyalist Collegiate Vocational Institute
- Calvin Park Public School
- Rideau Public School

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Best Student City in Canada *HelloSafe March 2023*
- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City in Canada *Resonance Consultancy 2022*
- Ranked #3** 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*

