



**REMAX**  
COMMERCIAL

# FOR SALE

## KINGSTON ONTARIO

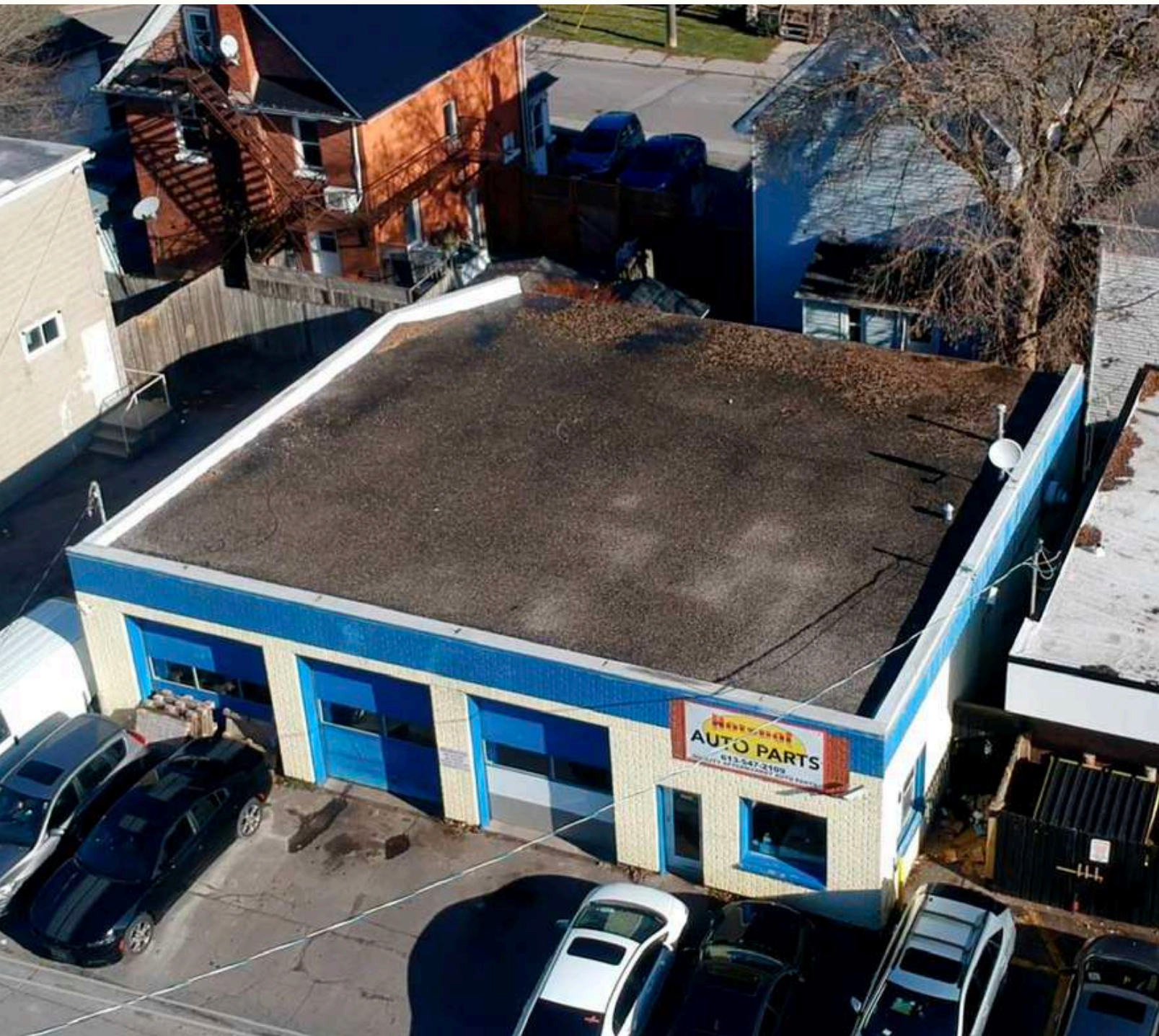
471 MacDonnell Street  
Kingston, ON, K7K 4W5



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REMAX RISE Executives - COMMERCIAL DIVISION  
OFFERED BY: PATRICK HULLEY  
BROKER OF RECORD / CO-OWNER





471 MACDONNELL STREET

# FOR SALE

KINGSTON, ON

Discover a unique commercial opportunity in the heart of Williamsville at 471 MacDonnell Street. This high-visibility property sits directly adjacent to Tim Hortons, benefiting from strong exposure just steps from Princess Street.



## WHY GREATER KINGSTON? A CONNECTED AND CAPABLE CITY

Strategically located between Toronto, Ottawa, and Montreal, Kingston offers direct access to major transportation corridors, including Highway 401 and VIA Rail. With a strong economic base in public sector services, education, and healthcare, and a growing tech and professional services sector, Kingston is a smart choice for office relocation or regional headquarters.

■ POPULATION (CMA): 172,000+    ■ KEY SECTORS: GOVERNMENT, EDUCATION, HEALTHCARE, TECH, FINANCE

■ EDUCATED WORKFORCE: 65% WITH POST-SECONDARY EDUCATION (QUEEN'S UNIVERSITY, ST. LAWRENCE COLLEGE, RMC)





471 MACDONNELL STREET

# FOR SALE

## Kingston Advantage Work Where Life Happens

Centrally located in the heart of Kingston, the property offers exceptional connectivity to the Greater Kingston Area. 471 MacDonnell Street is positioned for both local and regional accessibility, making it an ideal location for a wide variety of commercial uses.

- Premier Williamsville location with excellent traffic and visibility
- Minutes to highway 401
- Currently leased month-to-month at \$4,159 + HST



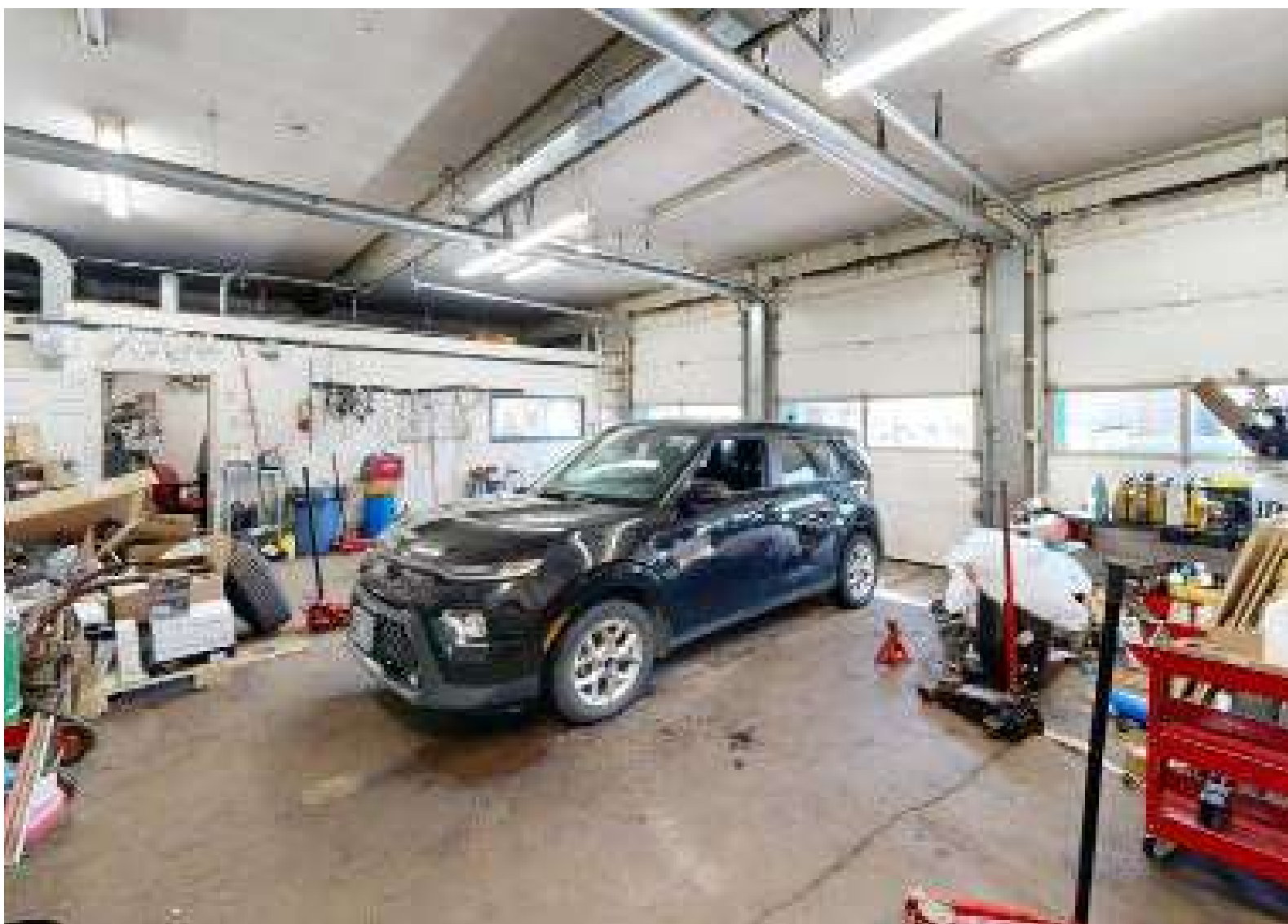


## ZONING: WILLIAMSVILLE ZONE 1

Recent zoning updates to the WM1 Zone significantly broaden permitted uses, now allowing retail, restaurant, day care, fitness, office, recreational uses, and more.

## FUNCTIONAL SPACE

The property is currently configured as a functional three-bay garage operating as an auto parts business, offering adaptable space for a wide range of future uses.



 **ASKING:** \$749,999

 **SIZE:** 2,000 sq.ft.



# FOR SALE

## KINGSTON CENTRAL

471 MacDonnell Street  
Kingston, ON, K7K 4W5  
Asking \$749,999



**PATRICK HULLEY**

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LET'S TALK COMMERCIAL REAL ESTATE

