

FOR SALE

PROMINENT HERITAGE OFFICE BUILDING



826 PRINCESS STREET, KINGSTON

Well-maintained, heritage-designated property offering character combined with modern functionality. Situated along Kingston's main commercial corridor, this landmark building provides exceptional visibility, accessibility, and on-site parking – a rare combination within the mid downtown core.

Ideal for professional offices, medical use, boutique retail, or an owner-occupier seeking a prestigious location on one of Kingston's busiest and most recognized thoroughfares.

The property enjoys excellent frontage and signage opportunities on high-traffic Princess Street, with on-site parking and full accessibility. Existing improvements provide tremendous cost savings for the next owner, offering a move-in-ready solution or adaptable space for future reconfiguration.

STEPHEN GRAY

Sales Representative

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613-384-1997 ext. 19

KOSTAS DOULAS

Broker of Record

kdoulas@rtcr.com

613-384-1997 ext. 17



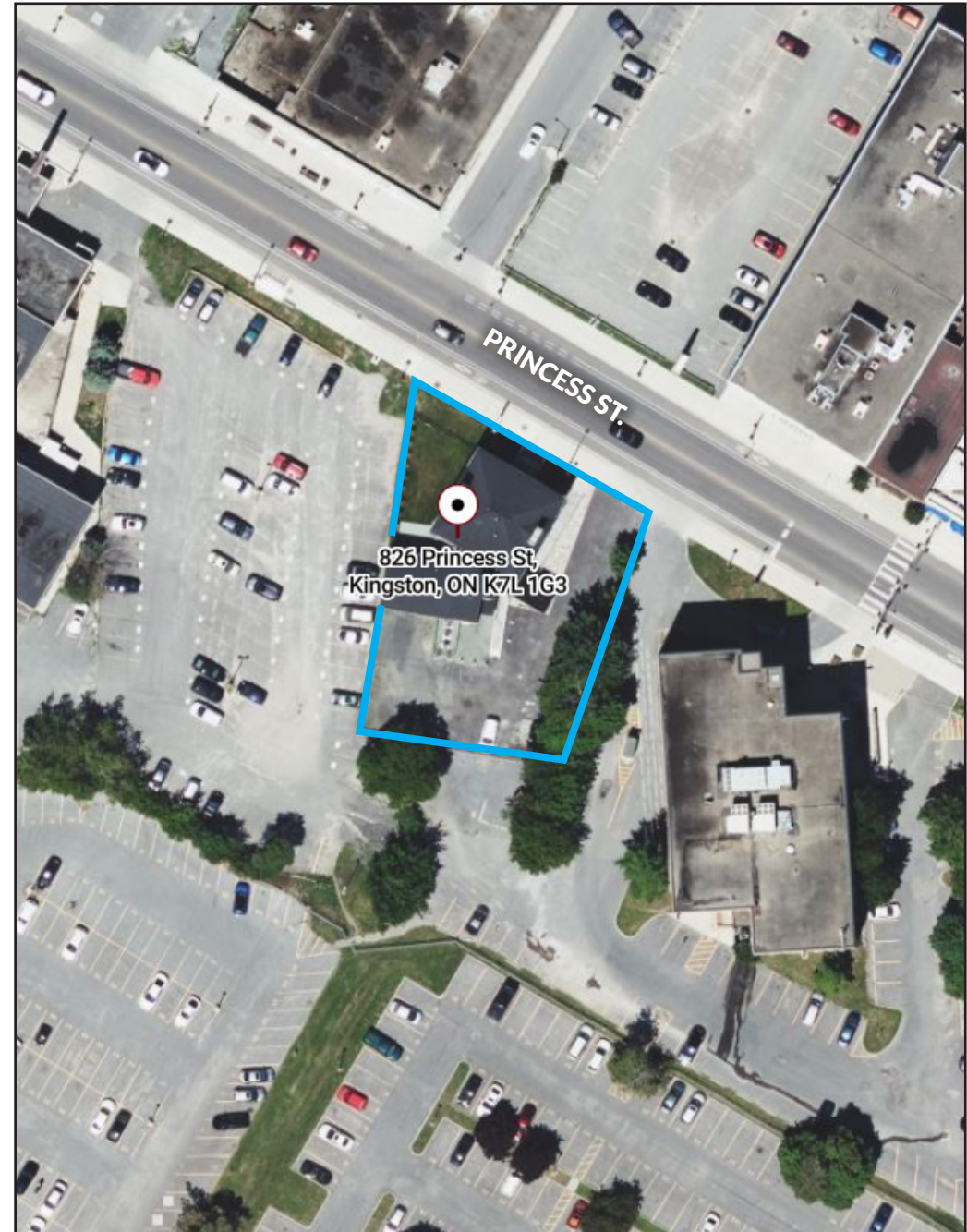
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**Rogers
& Trainor**

\$1,675,000

PROPERTY DETAILS

ADDRESS:	826 Princess Street, Kingston, ON, K7L 1G3
PRICE:	\$1,675,000
PROPERTY TYPE:	Office Building, Heritage Designation
SITE DIMENSIONS:	74' x 114' x 112.5' x 153'
SITE AREA:	0.304 Acres (13,228.8 SF)+/-
BUILDING AREA:	Main Floor 2,324 SF +/- Second Floor 2,171 SF +/- Total: 4,496 SF +/-
FRONTAGE:	112.5 Ft+/- (Princess St.)
ARN:	101102003001200
PIN:	360240008
LEGAL DESCRIPTION:	PT FARM LT 21 CON 1 KINGSTON PT 1 13R8079; KINGSTON ; THE COUNTY OF FRONTENAC
ZONING:	WM1 - Mixed Use Zone
REALTY TAXES:	Currently Tax exempt
HVAC:	Forced Air Gas
CONSTRUCTION:	Limestone
WALLS:	12 Surface spaces (gravel) and handicap parking space
AVAILABILITY:	Immediate

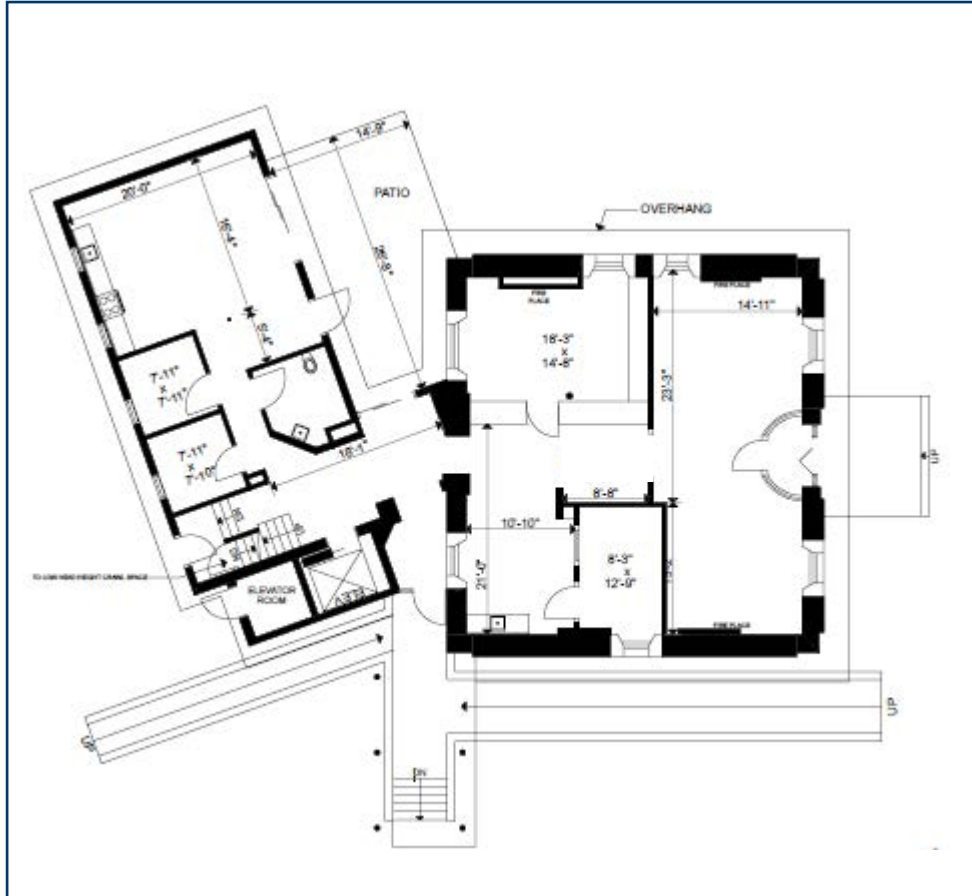


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FLOOR PLANS

MAIN FLOOR



SECOND FLOOR



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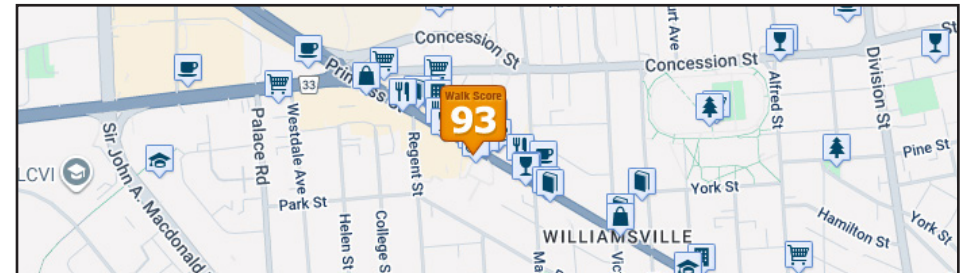


DISTRICT OF WILLIAMSVILLE

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.



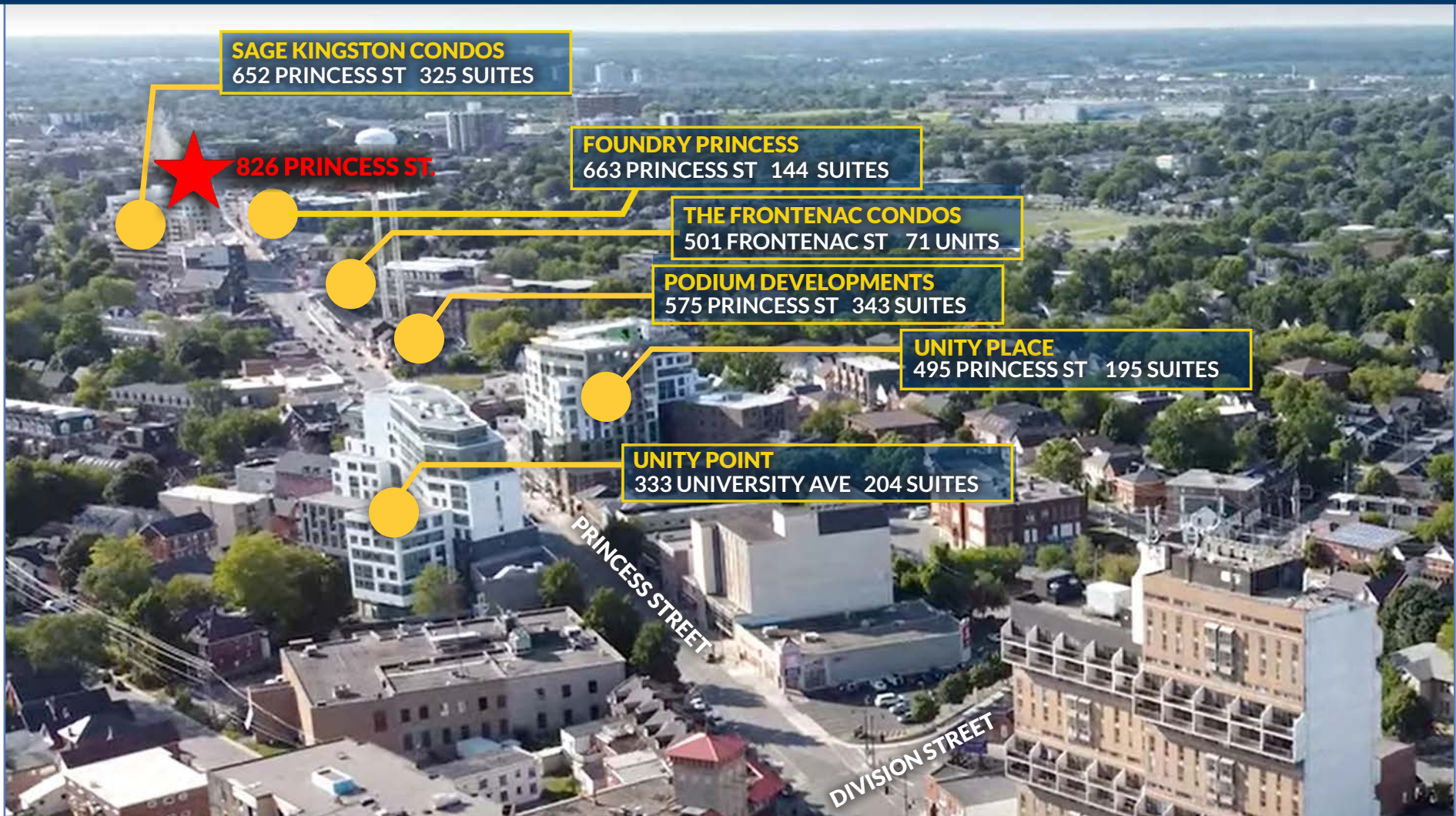
Situated minutes from the hub of Kingston's downtown, this area provides access to numerous downtown businesses, a mix of independent shops, restaurants, and much more.

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.



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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. The neighbourhood continues to see and anticipate significant new developments in the near future. In addition, the surrounding residential neighbourhoods have seen some

newer in-fill housing and many area houses have been updated and/or expanded.

Recently, 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. The sanitary and storm sewers are also being upgraded.



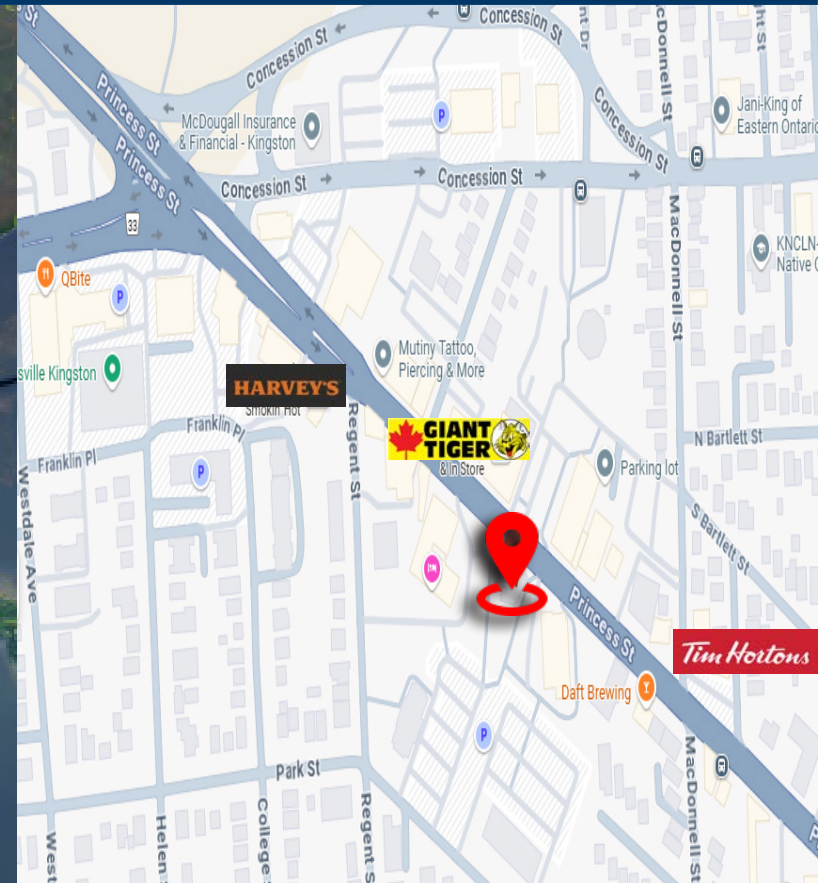
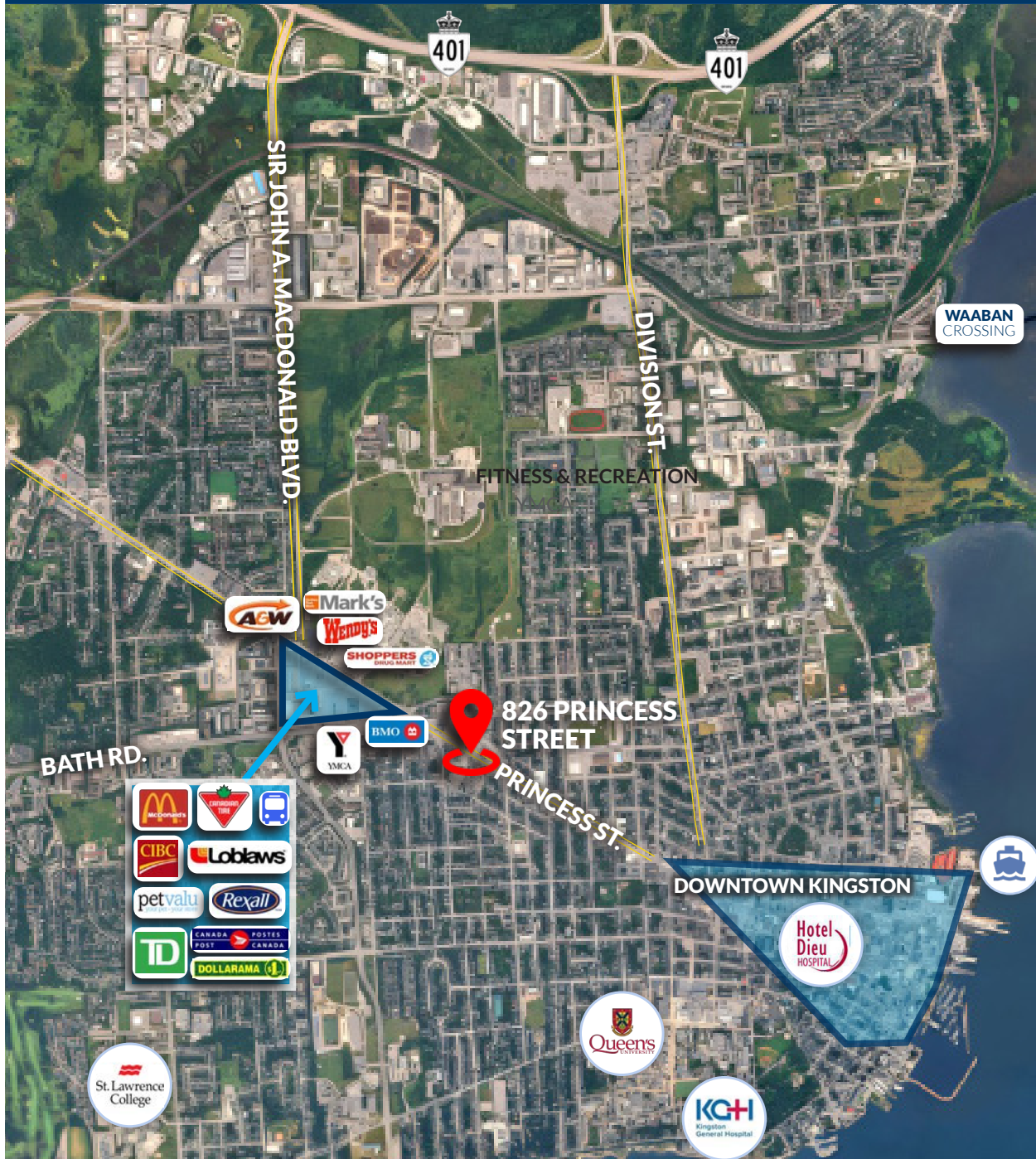
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PARKING



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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- A&W
- Wendy's
- Harvey's
- Macdonalds

GROCERY

- Giant Tiger
- Loblaws

AMENITIES

- Canadian Tire
- Shoppers Drug Mart
- Dollarama
- CIBC, ScotiaBank, TD
- YMCA

