

Colliers



For Sale

2730-2746 Princess Street
Kingston

David Hoffman*

Senior Vice President
+1 416 832 7939
david.hoffman@colliers.com

George Siotas*

Senior Vice President
+1 416 618 7321
george.siotas@colliers.com

David Williams*

Senior Vice President
+1 416 643 3753
david.williams@colliers.com

Jake Arnoldi*

Vice President
+1 416 791 7205
jake.arnoldi@colliers.com

*Sales Representative

Accelerating success.

Area Overview



Kingston, Ontario

Kingston is a strategically located city in eastern Ontario, positioned between Toronto, Ottawa, and Montreal, with a population of over 174,000. The city benefits from a stable and diverse economy anchored by major institutions such as Queen’s University, St. Lawrence College, and Kingston Health Sciences Centre, along with a growing industrial and logistics sector. Continued population growth and a skilled workforce support ongoing economic expansion.

Kingston offers excellent connectivity via Highway 401, which runs just north of the city, and is serviced by Via Rail along the Quebec City-Windsor corridor, providing efficient access to major urban centres.

The Property is situated along Princess Street in Kingston’s west end, one of the city’s primary commercial corridors with strong traffic exposure. The area features a mix of retail, service commercial, and light industrial uses, supported by nearby residential neighbourhoods, public transit, and convenient access to Highway 401.



38.3

Total Population
Median Age



\$103,000

Household
Average Income



94.2%

Labour
Employment Rate

Demographics

Distance from the Property	1 km	3 km	5 km
Total Population (2020)	6,572	40,876	68,615
Projected Population (2030)	6,965	45,236	74,773
Average Age	43.90	42.00	40.50
Number of Households	1,959	11,795	19,602
Average Household Income	\$102,556	\$111,803	\$105,399
Average Household Size	2.7	2.8	2.7

Local Area Map



Property Overview

Salient Facts

Municipal Address 2730-2746 Princess Street, Kingston

Legal Description PT LT 9 CON 3 KINGSTON PT 1-3, 13R6885, EXCEPT PT 1, 13R19431; S/T FR433273, FR769365; KINGSTON & PT LT 9 CON 3 KINGSTON AS IN FR666842, EXCEPT PT 3 TO 7, 13R18267; S/T FR769365; KINGSTON

Property Type Retail / Industrial

Site Area 3.70 AC

Site Dimensions 442.59 ft x 364.15 ft

Building Area 75,608 SF

Year Built Expanded and remodeled in 2007

Zoning C2-60

Parking Abundant surface

Access Prominent street frontage and multiple access points off Princess Street

Property Taxes

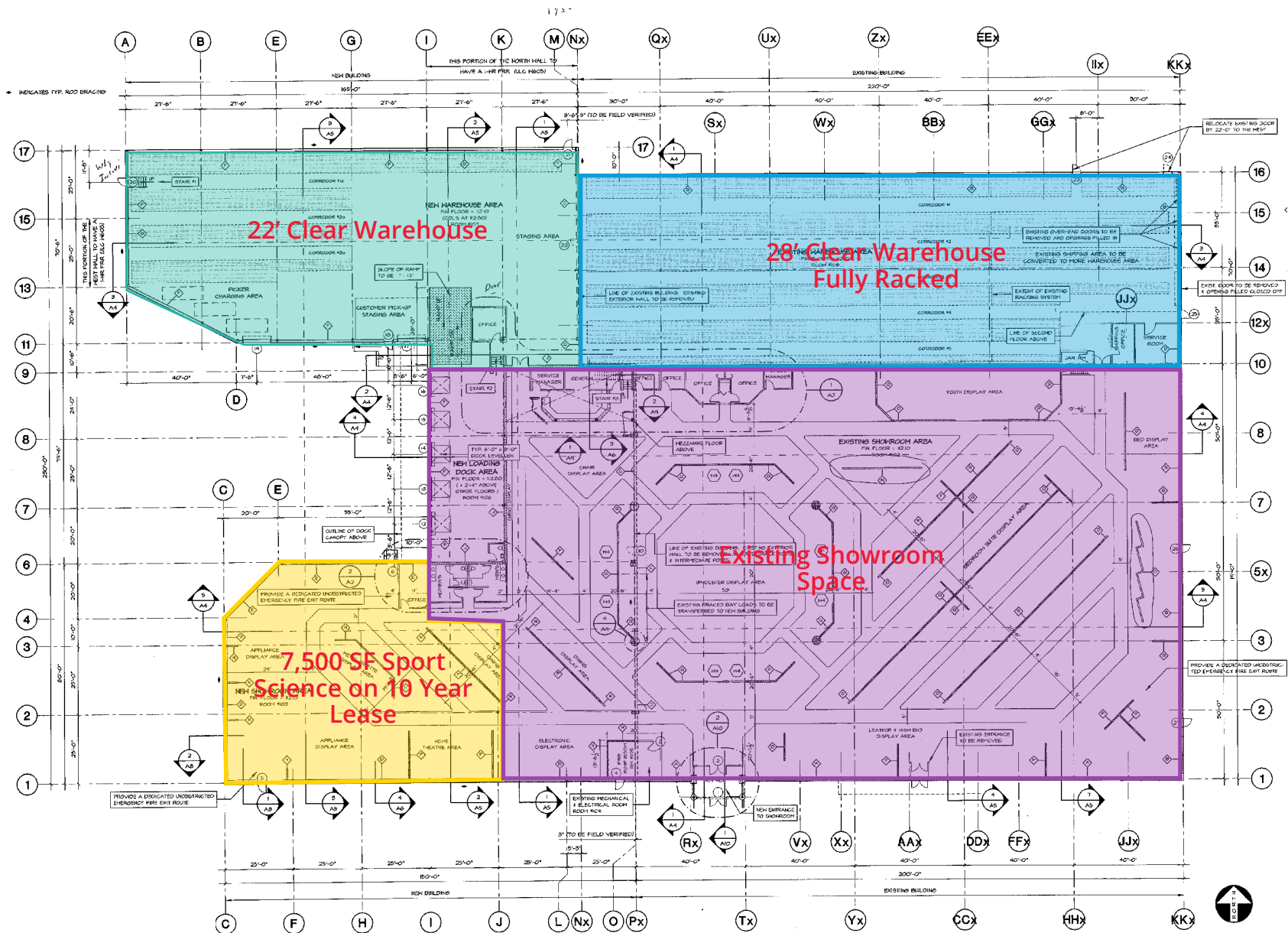
2730-2746 Princess Street, Kingston, ON



Aerial View



Tenancy Options



Permitted Uses (C2-60)

(a) Residential Uses:

- an accessory dwelling unit in the upper portion of a Non-Residential building.

(b) Non-Residential Uses:

- an auditorium;
- an automatic car wash;
- an automobile service station;
- an appliance rental shop;
- a bank;
- a beverage room;
- a boat sales establishment;
- a business or professional office;
- a clinic;
- a commercial club;
- a commercial school;
- a dry-cleaning or laundry outlet;
- a funeral home;
- a gasoline retail facility;
- a home occupation;
- an institute;
- a laundromat;
- a merchandise service shop;
- a vehicle sales or rental establishment; (83-43)
- a parking lot;
- a personal service shop;
- a copy shop;
- a private club;
- a public use in accordance with the provisions of Section 5(18) hereof;
- a recreational establishment;
- a restaurant;
- a take-out restaurant;
- a retail store;
- a supermarket;
- an undertaking establishment;
- a veterinary clinic;
- a shopping centre consisting of any of the permitted uses listed herein;
- a day nursery.

2730-2746 Princess Street, Kingston, ON



Please contact the listing team for more details

David Hoffman*

Senior Vice President
+1 416 832 7939
david.hoffman@colliers.com

George Siotas*

Senior Vice President
+1 416 618 7321
george.siotas@colliers.com

David Williams*

Senior Vice President
+1 416 643 3753
david.williams@colliers.com

Jake Arnoldi*

Vice President
+1 416 791 7205
jake.arnoldi@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.
*Sales Representative