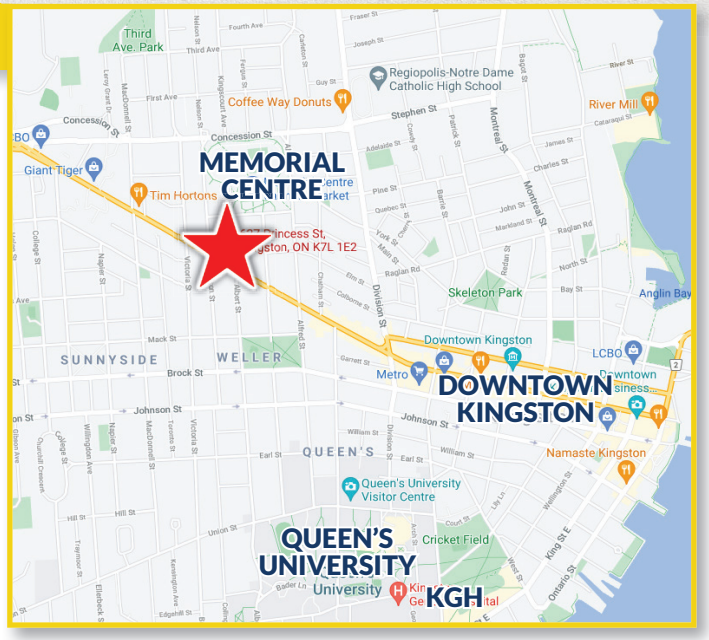
FOR SALE

627 Princess Street
Kingston, ON

$979,000 | 0.211 Acres | Development Land

PROPERTY HIGHLIGHTS

- Vacant land development site (.211 acre; 9,203 SF) in the heart of Williamsville section of Kingston.
- Within walking distance of Queen's University and Downtown Core.
- Current tenant is month to month.
- Small office building (3 office) without washroom.
- Site suitable for "boutique" mixed use development (commercial/residential).



Price:	$979,000
Realty Taxes:	$15,464 (2020)
Lot Size:	0.211 Acres (9,203 SF)
Lot Frontage:	62.0 FT
Zoning:	C

Providing Solutions

Gary Croke
Broker
613-384-1997 ext. 14
gcroke@rtcr.com

20 Gore Street, Suite 102
Kingston, Ontario
K7L 2L1
www.rtcr.com

All information provided is deemed reliable but is not guaranteed and should be independently verified.

Rogers & Trainor
Commercial Realty Inc.
Brokerage

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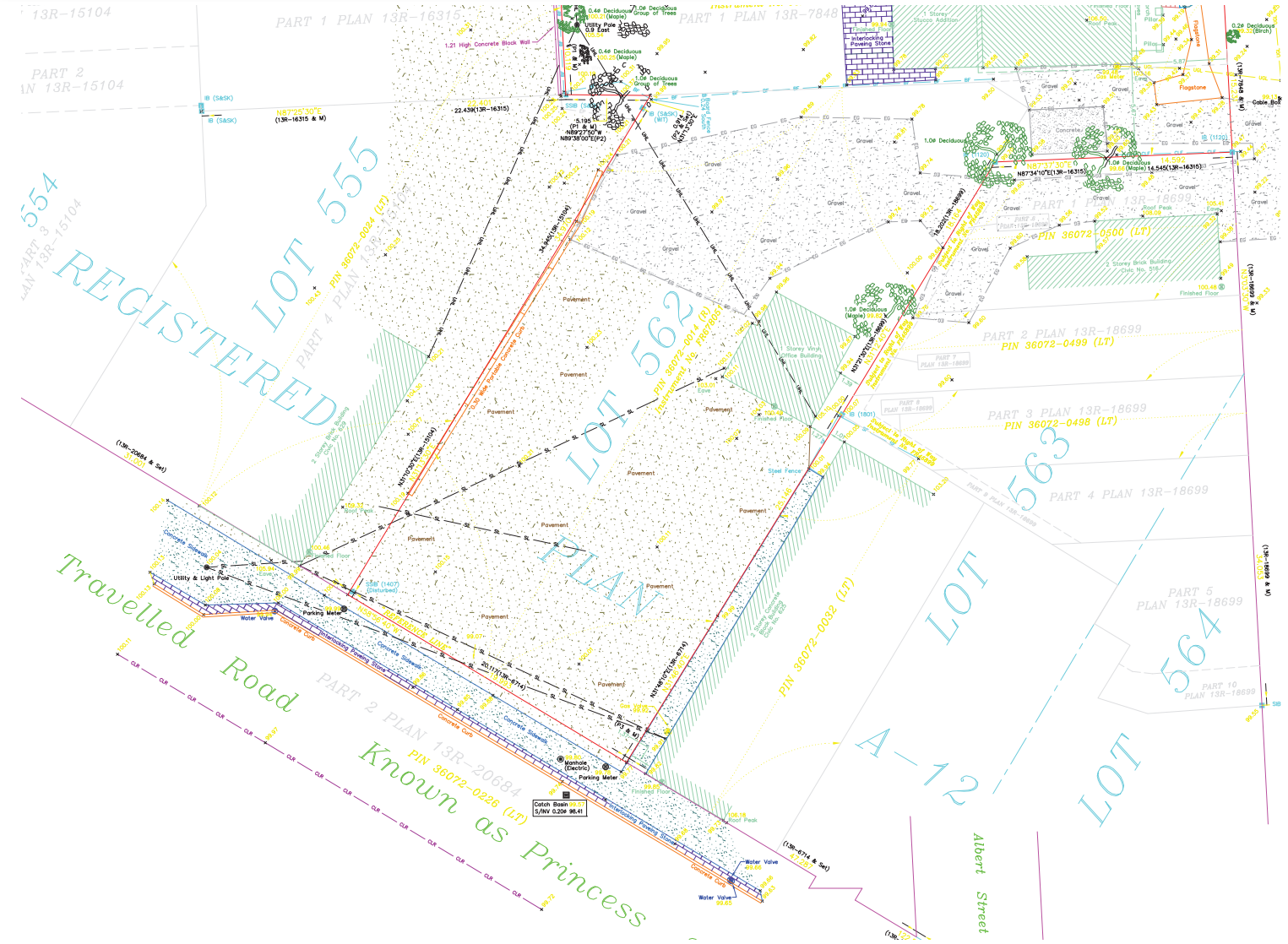
SURVEY



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NEIGHBOURHOOD

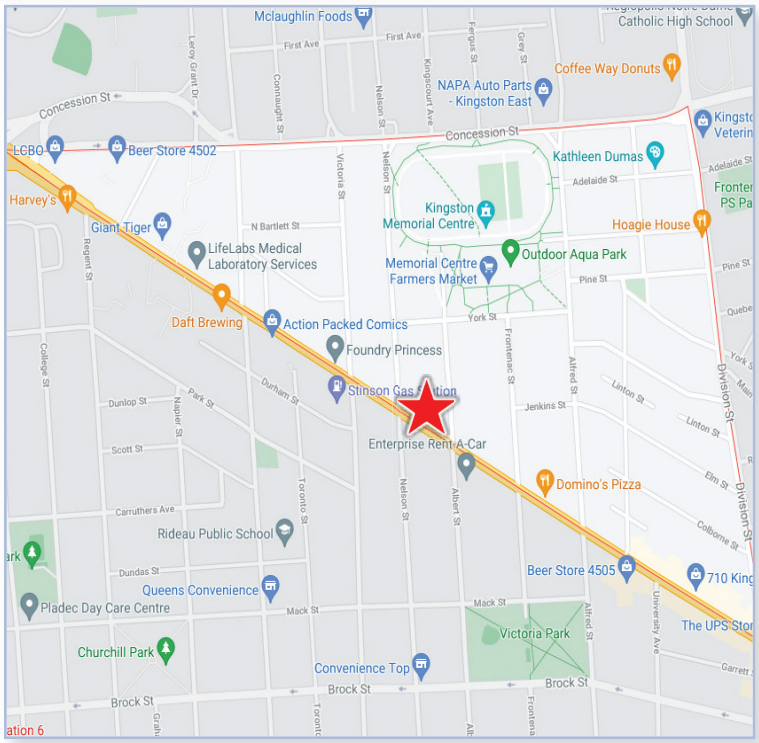
WILLIAMSVILLE

Kingston's most up and coming neighbourhood!

Williamsville is a neighbourhood located in downtown Kingston, Ontario, Canada. The neighbourhood is bounded by Concession Street to the north, Johnson Street to the south and Sir John A Macdonald Blvd to the west, and Division Street to the east.

The Gateway to historic Downtown Kingston and Queen's University neighbourhoods offering an eclectic mix of historic limestone and Victorian architecture with lots of new development in progress. As per the City's Official Plan, this area is fast becoming a vibrant pedestrian-friendly and transit-supportive hub that provides services to surrounding neighbourhoods.

This up-and-coming area is seeing an influx of new student, condo and apartment buildings going up in just a few years time. These developments and those recently proposed are very attractive projects for the area. A large increase in pedestrian and business traffic is expected in the near future.



"FRIENDS & ROOMIES"

Approx. 39% of Households

Young, diverse, city dwellers, mostly young singles. More than a third are under 35, more than half are under 45. These young people are able to turn modest incomes into active social lives enjoying nightly entertainment and theatre. In their diverse neighbourhoods they enjoy cultural sampling and cultural influences. They find their entertainment on their streets and social media networks. Frequent dance clubs, fitness centres, art galleries and sporting events.

"SOCIAL NETWORKERS"

Approx. 12% of Households

More than 45 percent are under 35 years old, interests and lifestyle is comparable to "Friends & Roomies" simply a younger demographic. These twenty-somethings are ethnically diverse, have mixed educations and earn modest incomes from entry-level jobs. They take advantage of their lively urban streets to frequent bars, dance clubs, cinemas and art galleries.

Restaurants & Retailers:
250+/-

Downtown Population:
21,345

Average Age:
35

WalkScore
99

Pedestrian Traffic:
5,113

Traffic Counts
North 4,021
South 3,700
East 8,144
West 9,195

Transit Routes
10 Bus Routes

Student Population:
45,000

3 Post-Secondary Institutions

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