

FOR SALE

PRIME RETAIL LOCATION KINGSTON



#111 652 PRINCESS STREET \$398,000

PROPERTY DETAILS

RETAIL AREA: 442.57 sf +/- total
ZONING: WM1 (Williamsville Zone 1)
Mixed Use
TAXES: \$6,680.51 (2023)
CONDO FEES: \$312.62 per month
PARKING: One (1) exclusive
underground space

- 'Turn-key' retail commercial condo, in the new Sage Living condo development (325 units)
- Fully renovated in 2022, including new accessible washroom, HVR HVAC, and LED lighting
- Multi-Use Zoning (WM1) and prime visibility, in one of Eastern Ontario's fastest growing neighbourhoods, minutes from Downtown
- Currently operated as a convenience store with all trade fixtures, trade chattels and inventory included in the sale price

ECHO
PERRY-CUMBERLAND
Sales Representative
✉ echopc@rtcr.com
613-384-1997 ext. 13

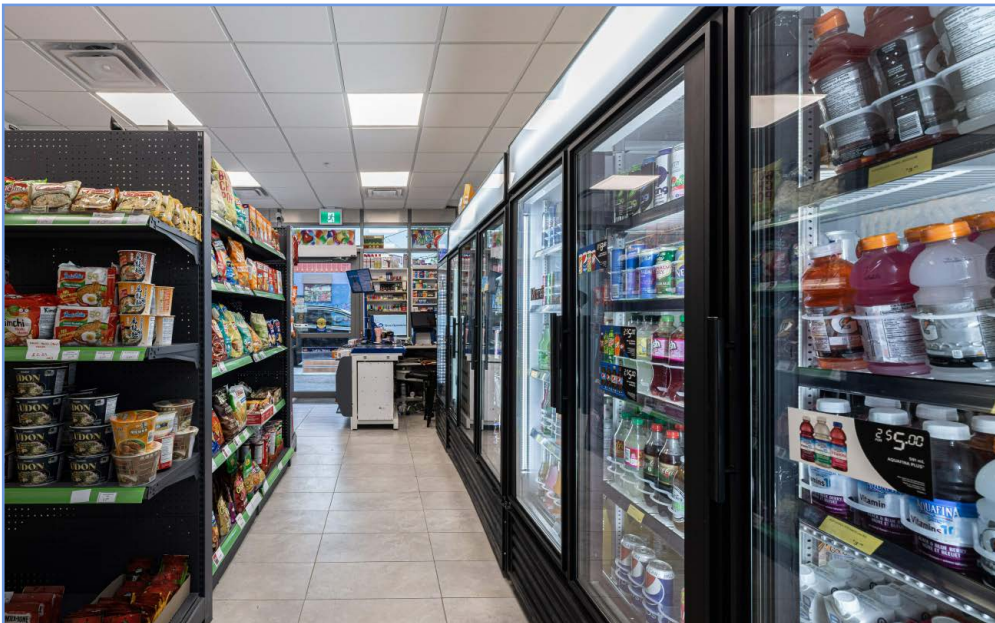
JAMES WARD
Broker
✉ jward@rtcr.com
613-384-1997 ext. 25

**Rogers
& Trainor**
Commercial Realty (2009) Inc.
Brokerage

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📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1
📞 613-384-1997

INTERIOR PHOTOS**LOCATION**

- High visibility location on the corner of Princess Street and Victoria Street.
- 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

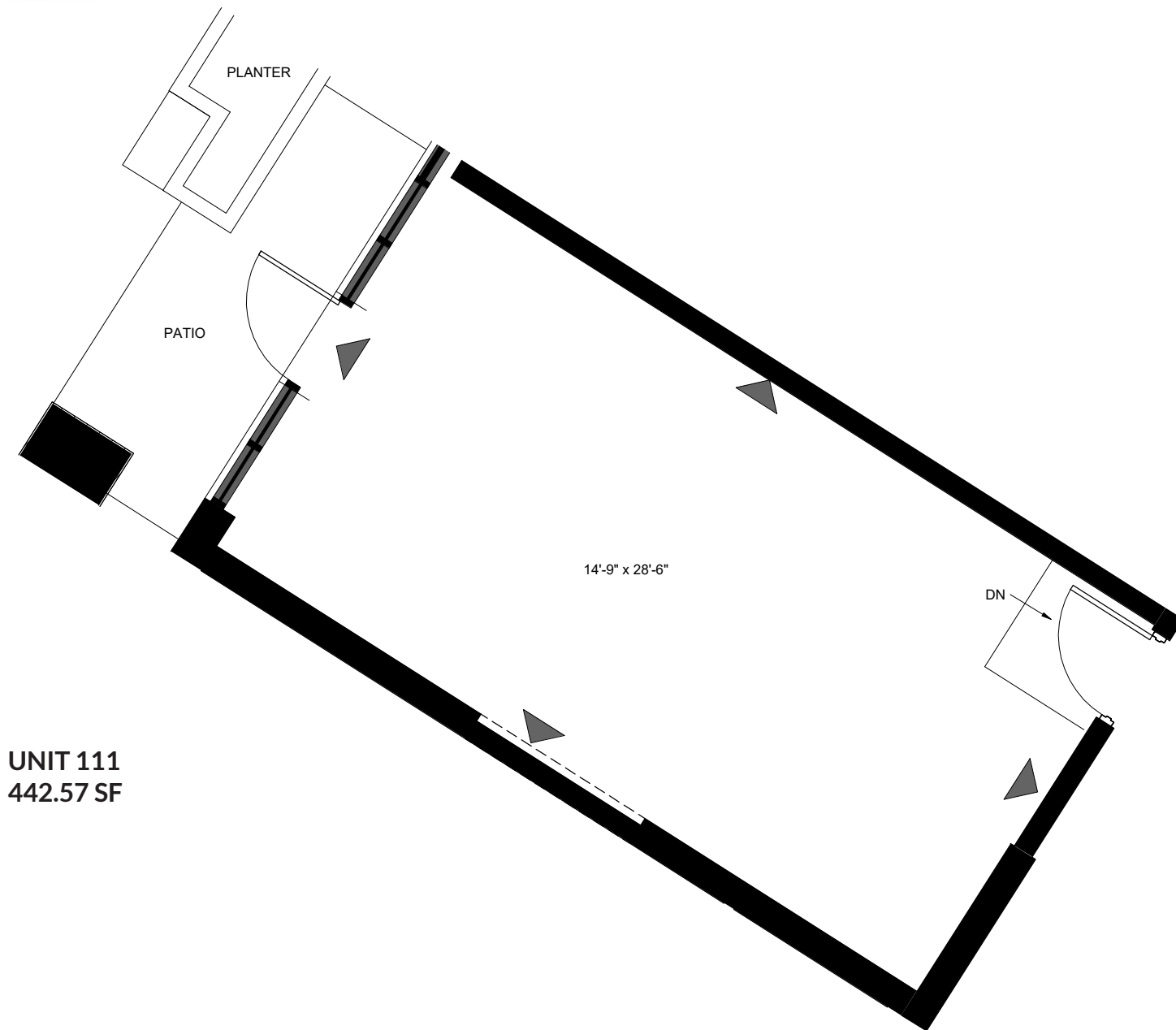


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FLOOR PLAN



UNIT 111
442.57 SF



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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.



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.



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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

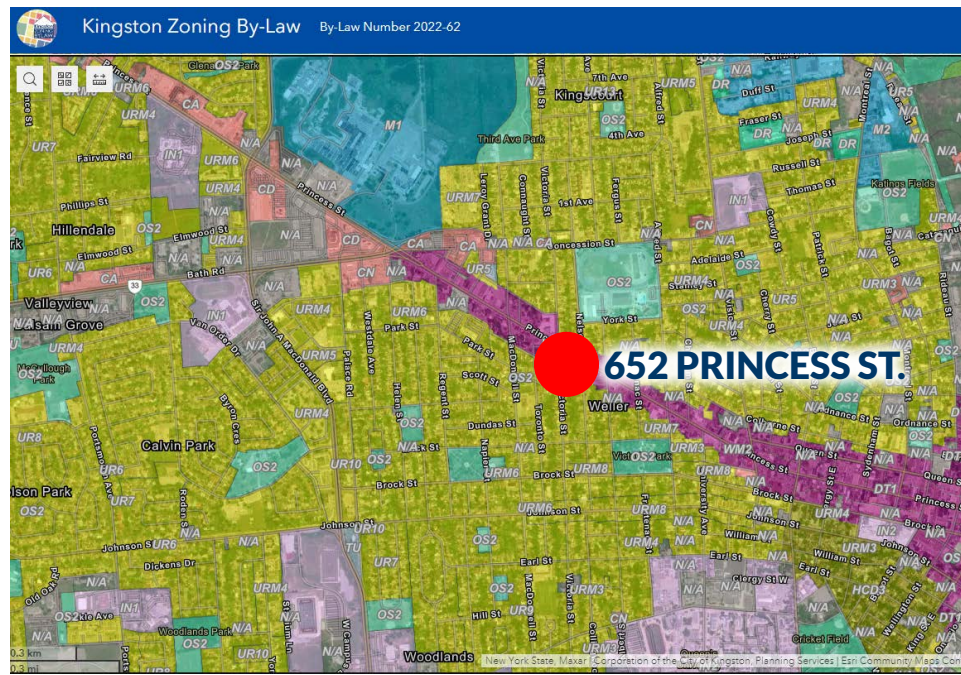
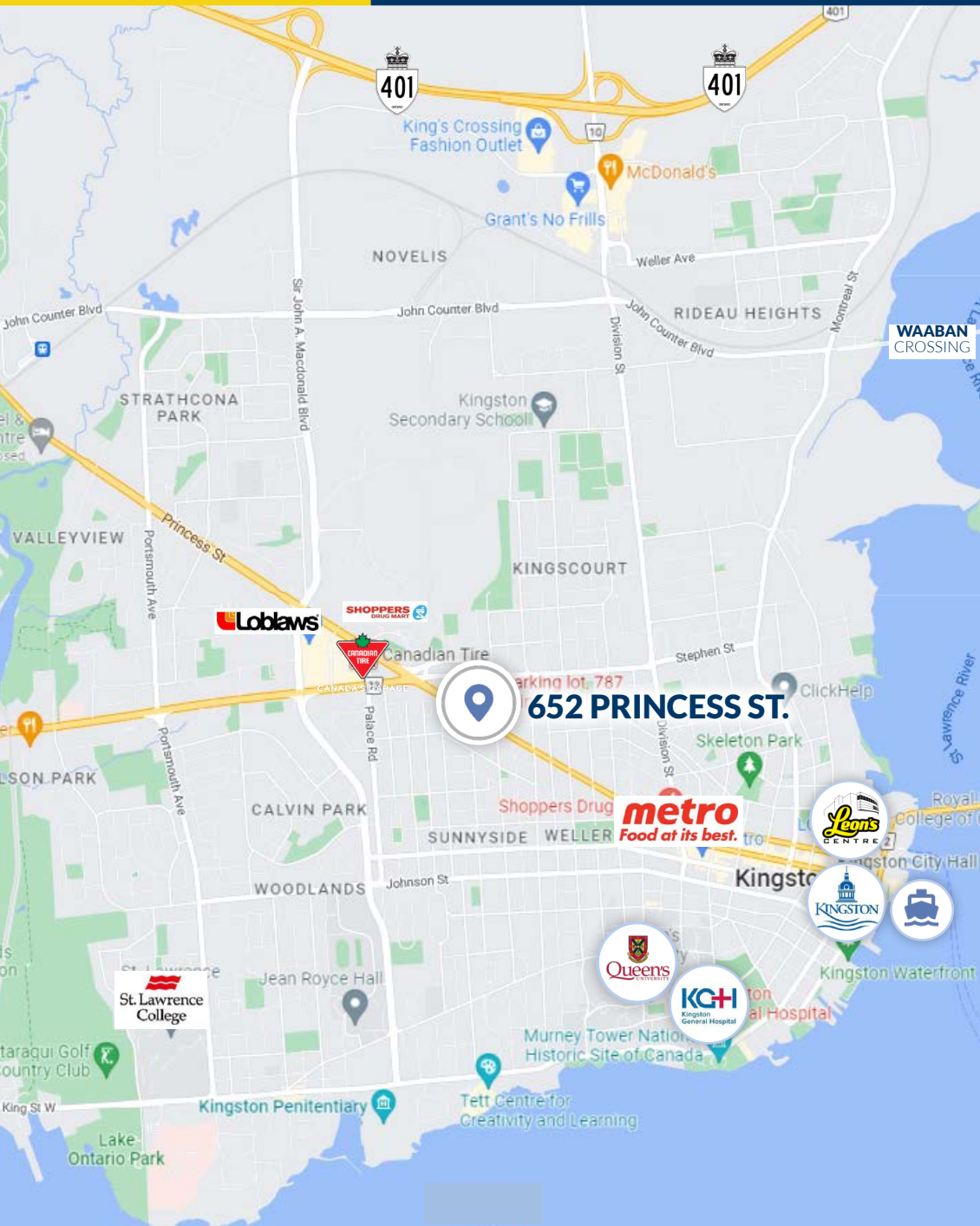
newer in-fill housing and many area houses have been updated and/or expanded. Recently, the Williamsville Main Street Reconstruction Project has commenced which include upgrades and improvements to the roads, curbs and sidewalks with the inclusion of new bike lanes. The sanitary and storm sewers are also being upgraded.



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NEIGHBOURHOOD HIGHLIGHTS

- | | |
|--|--|
| <p>RESTAURANTS</p> <ul style="list-style-type: none"> • Bistro Stefan • BarBurrito • Bento Sushi • Wing Central <p>GROCERY</p> <ul style="list-style-type: none"> • Loblaws • Metro • M&M Food Market | <p>FITNESS & RECREATION</p> <ul style="list-style-type: none"> • YMCA • Planet Fitness • Cloverleaf Bowling <p>SCHOOLS</p> <ul style="list-style-type: none"> • Queen's University • Loyalist Collegiate Vocational Institute • Calvin Park Public School • Polson Park 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 *Hello Safe, 2023*
 - Ranked #3** Best Small City in Canada *Resonance Consultancy, 2022*
 - Ranked #1** 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*
 - Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*



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