

C
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Echo Perry-Cumberland
Sales Representative

James Ward
Broker

Rogers & Trainor
Commercial Realty Inc. Brokerage
613-384-1997 | info@rtcr.com

WELCOME TO **CROWN CONDOS COMMERCIAL**

Your Gateway to Downtown Kingston's Vibrant Landscape

Nestled at **223 Princess Street**, Crown Condos Commercial is more than just a location—it's an unparalleled commercial opportunity in the heart of Kingston's bustling downtown.

At Crown Condos Commercial, we recognize the significance of synergy. As a commercial owner, you're not just acquiring space; you're becoming part of a dynamic community. Your business will thrive alongside 182 high-end residential condo units in this affordable-luxury nine-storey complex. But that's just the beginning.



IMAGINE THE POTENTIAL

Here lies an excellent investment opportunity for those keen on diversifying their portfolio. Tap into a diverse customer base—tourists captivated by Kingston's charm, students seeking quality amenities, and loyal local residents. The Public Corridor from Princess St to Queen St will further boost foot traffic and visibility, maximizing your business's potential impact. This isn't just about location; it's about creating lasting connections and cultivating a loyal clientele.



TAILORED TO YOUR VISION

Every commercial unit at Crown Condos comes in a base building condition, providing you with a blank canvas. Here, your imagination knows no bounds. Customize your space to mirror your business ethos, optimize functionality, and create an inviting ambiance that resonates with your target audience.



A TOUCH OF EXCLUSIVITY

Distinguishing Crown Condos Commercial from the rest are the unique courtyard patios available for three of the units. These tranquil outdoor spaces offer an ideal setting for al fresco dining, casual meetings, or simply unwinding amidst the urban backdrop.



A RARE OPPORTUNITY AWAITS

In the competitive landscape of downtown Kingston, Crown Condos Commercial stands as a beacon of exclusivity and a promising investment venture. This is more than an investment; it's a statement—a testament to your vision, ambition, and strategic portfolio diversification.

JOIN US

at Crown Condos Commercial—

a space where innovation meets opportunity, and where your business aspirations transform into reality.



EXPERIENCE THE CROWN DIFFERENCE TODAY.



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👑 SITE DETAILS



SELLER

IN8 Developments Inc.



DEVELOPMENT CHARGES (2023 Est.)

to be paid by Purchaser \$23.18 psf.



UNITS AVAILABLE

5 units available, from 350 sf – 2600 sf, with configuration flexibility options until summer 2024.



CONDO FEES (2023 Est.)

\$0.37 psf monthly.



OCCUPANCY

estimated Feb 2025.



SIGNAGE

Princess St Marquee for unit #2, #3, #4, #2B
Storefront signage for Queen St units.



PARKING

spaces available for purchase at an additional cost of \$50,000.



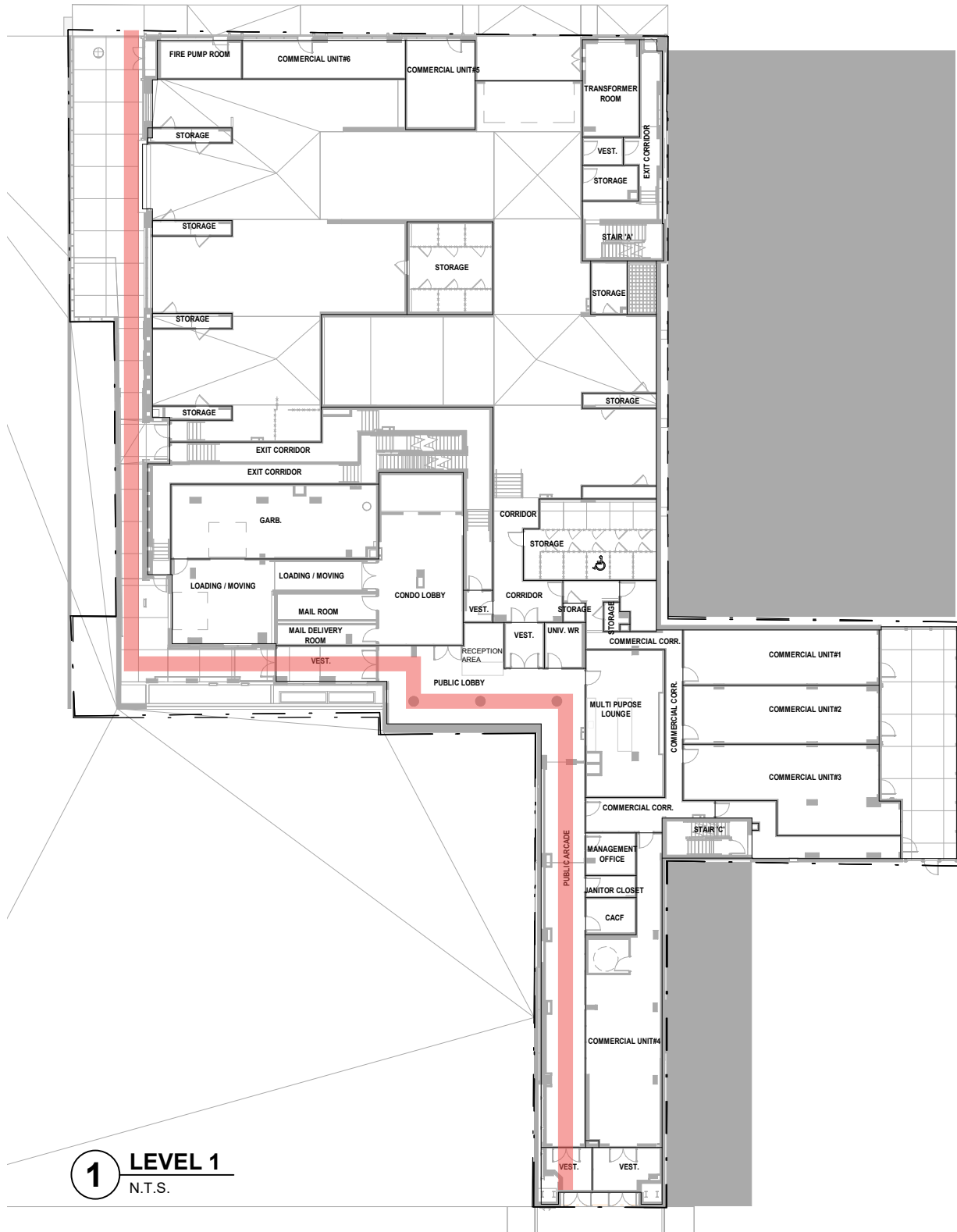
ZONING

DT2

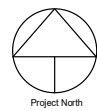


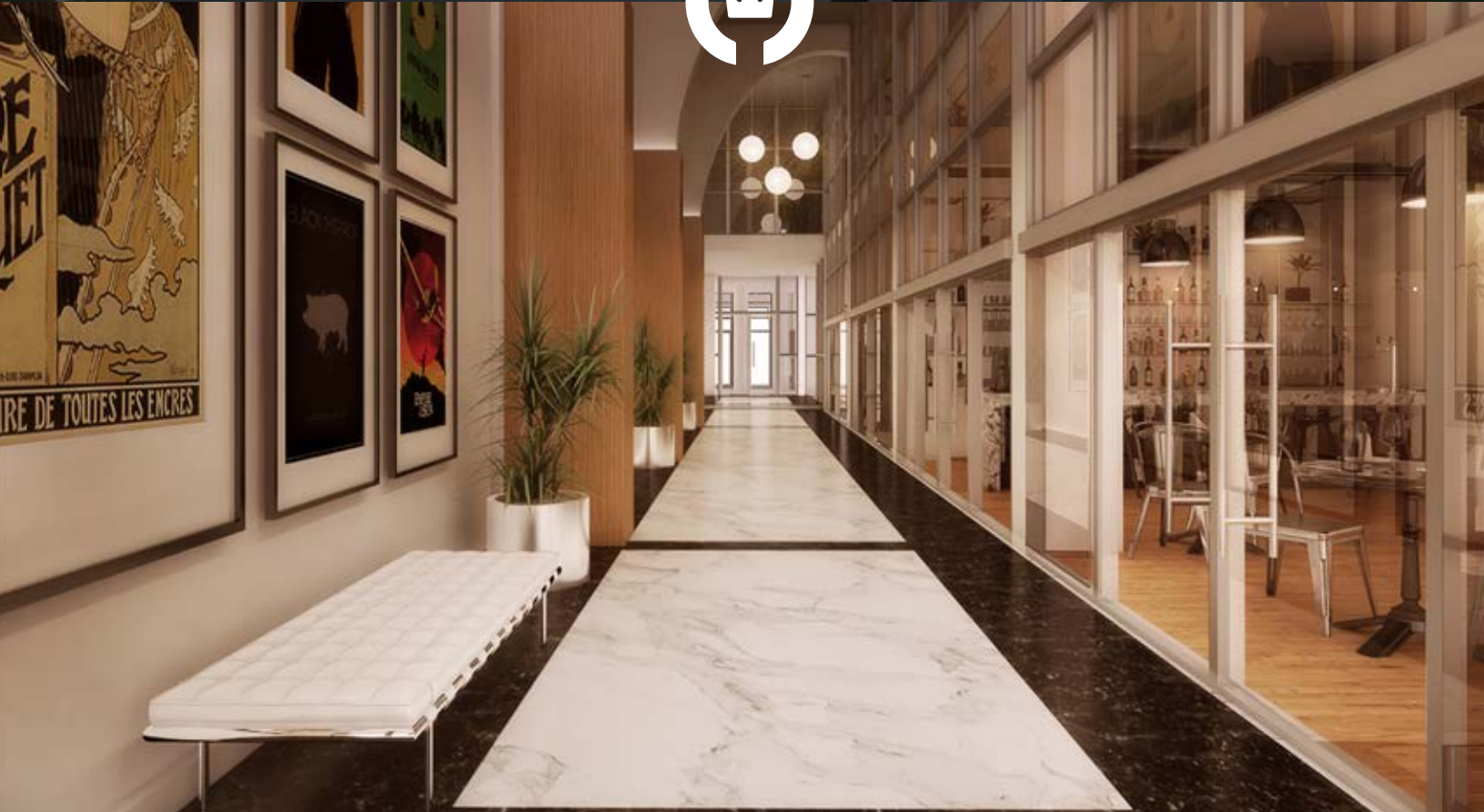
CORRIDOR

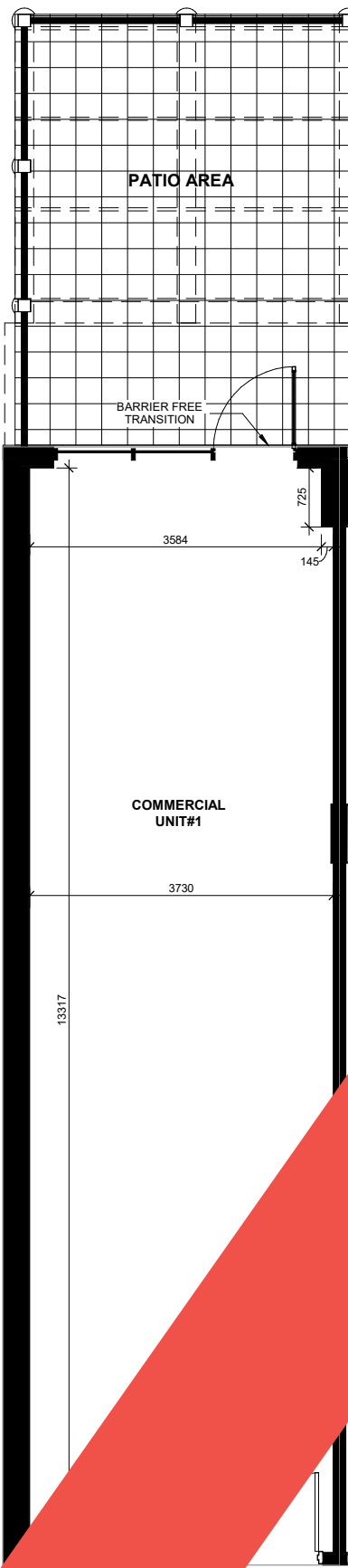
Public Corridor from Princess St to Queen St for increased foot traffic and visibility.



LEVEL 1 KEY PLAN CROWN CONDOS



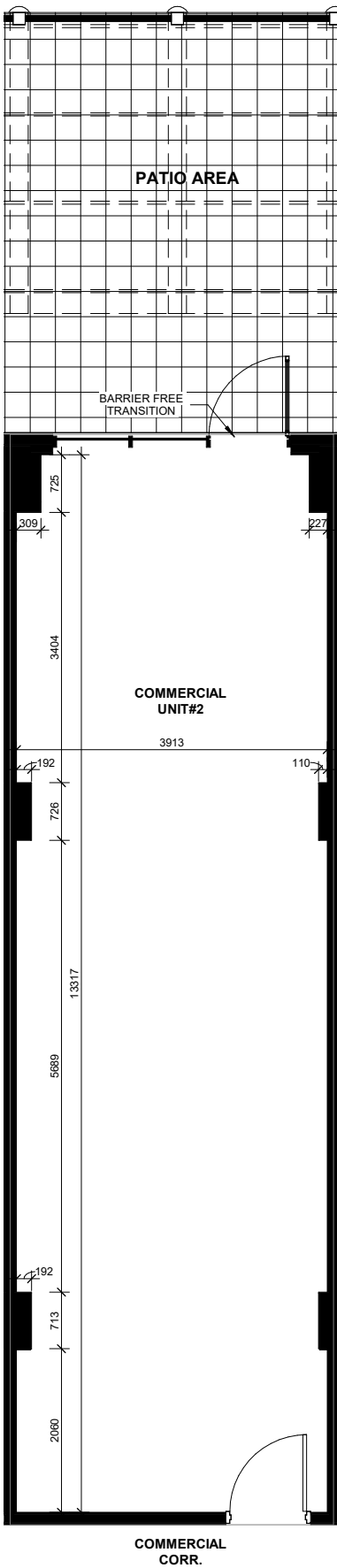




SCHEDULE 'B'
CROWN CONDOS
COMMERCIAL
UNIT #1 **13317 SF**



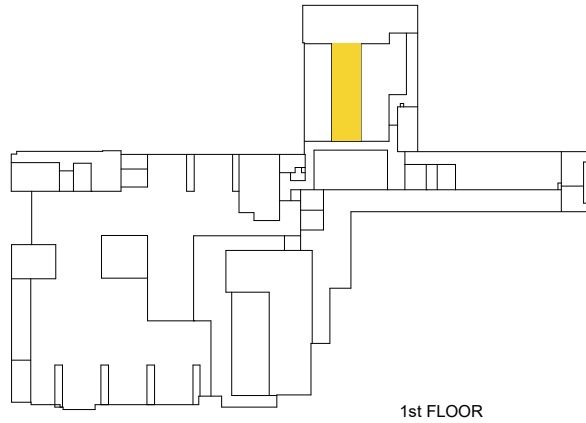
SOLD



SCHEDULE 'A'

CROWN CONDOS

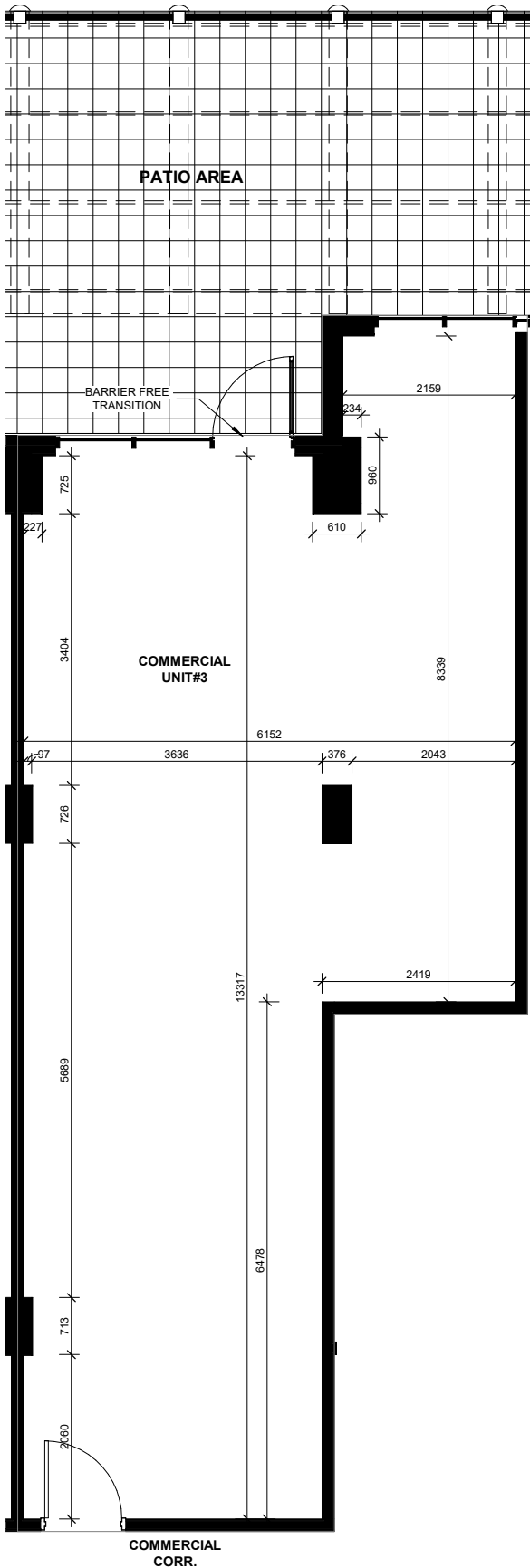
COMMERCIAL UNIT #2 601 SF



INTERIOR COMMERCIAL CONDO WITH
COURTYARD PATIO

- \$480,000.00
- **Condo Fees** - \$222.37 (est. monthly)
- **Development Charges** - \$13,391.18 (to be confirmed by the City)

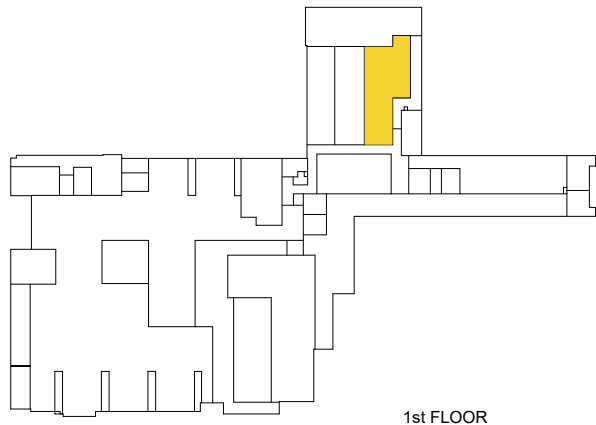




SCHEDULE 'A'

CROWN CONDOS

COMMERCIAL UNIT #3 916 SF



INTERIOR COMMERCIAL CONDO WITH
COURTYARD PATIO

- \$729,990.00
- **Condo fee** - \$302.29 *(est. monthly)*
- **Development Charges** - \$18,938.06 *(to be confirmed by the City)*



DIRECT ACCESS FROM PRINCESS ST.

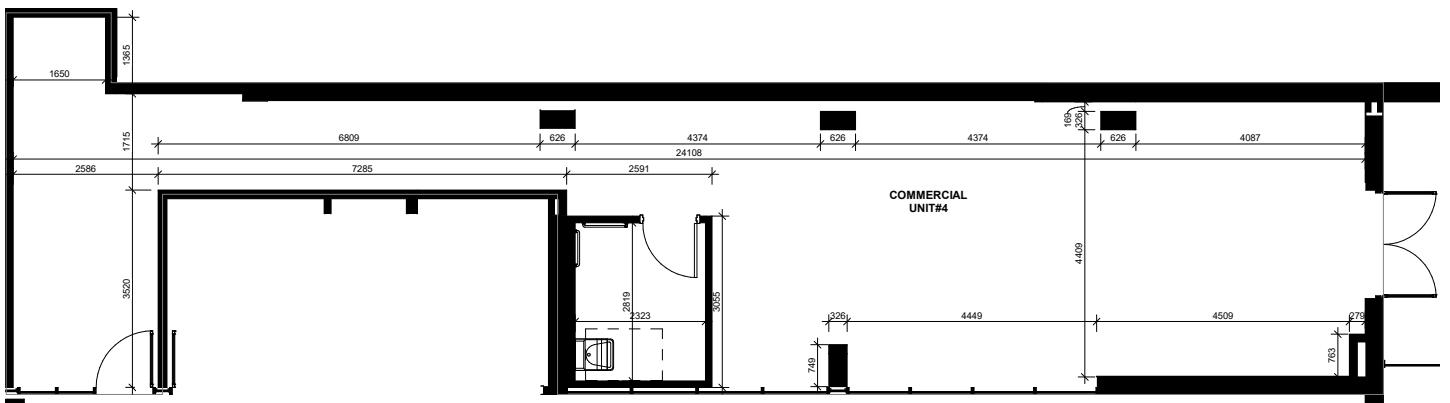
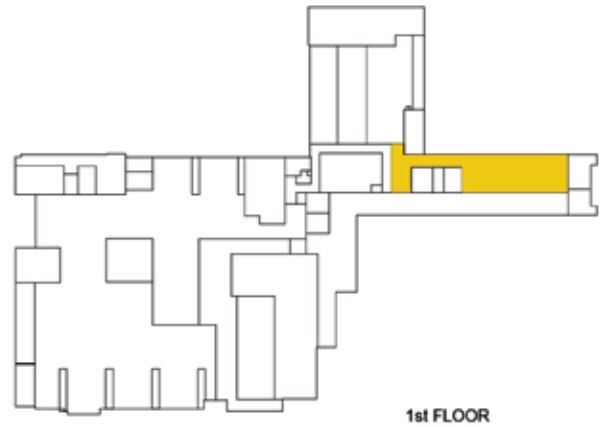
- \$949,990.00
- **Condo fees** - \$382.58 (est. monthly)
- **Development Charges** - \$23,968.12
(to be confirmed by the City)

SCHEDULE 'A'

CROWN CONDOS

COMMERCIAL

UNIT #4 1224 SF

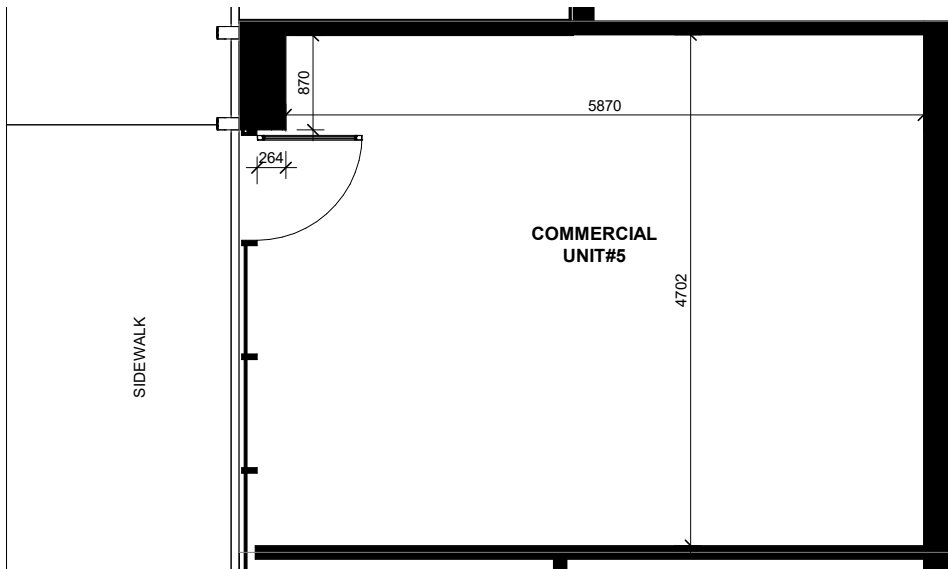
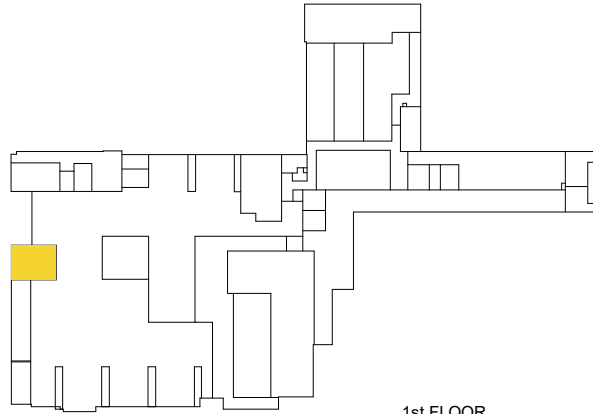


QUEEN STREET FRONTAGE

- \$347,000.00
- **Condo Fee** - \$128.39 *(est. monthly)*
- **Development Charges** - \$8,043.46
(to be confirmed by the City)

SCHEDULE 'A'
CROWN CONDOS

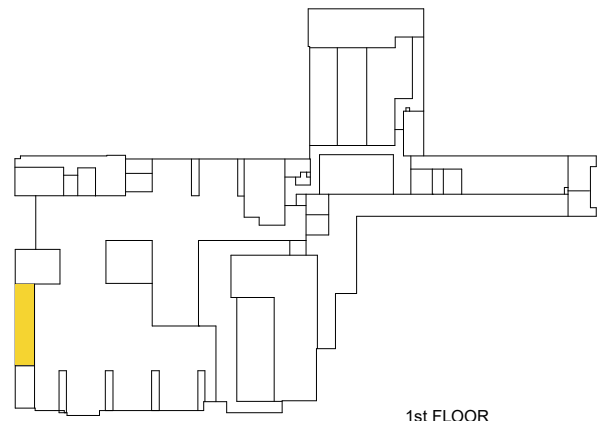
COMMERCIAL
UNIT #5 347 SF



SCHEDULE 'A'

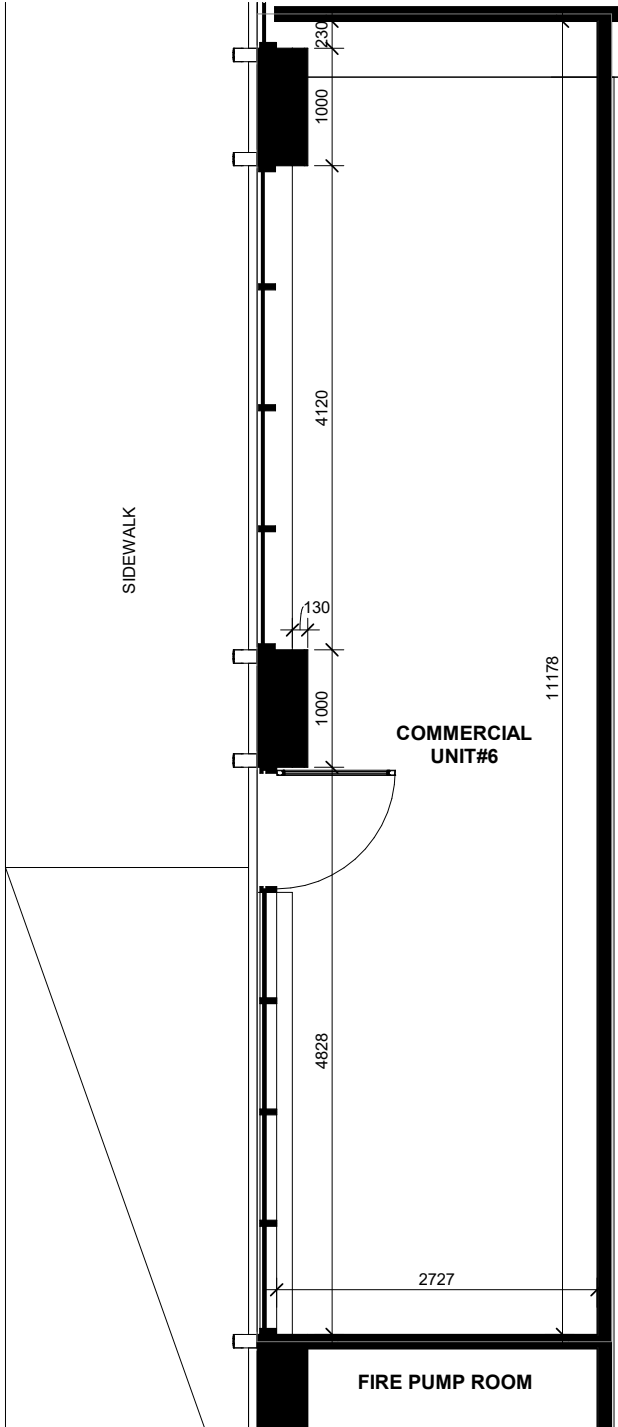
CROWN CONDOS

COMMERCIAL UNIT #6 367 SF



QUEEN STREET FRONTAGE

- \$367,000.00
- **Condo Fee** - \$135.79 (est. monthly)
- **Development Charges** - \$8,507.06 (to be confirmed by the City)



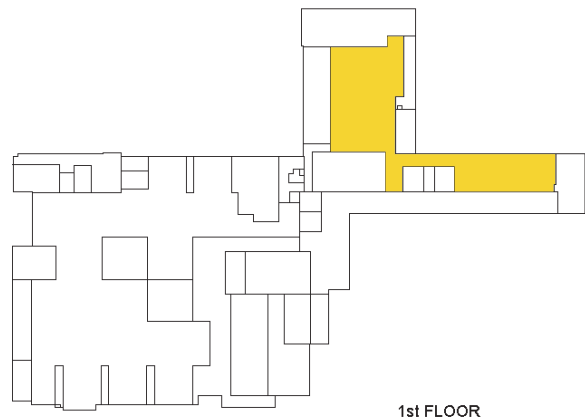
SCHEDULE 'A'

CROWN CONDOS

COMMERCIAL

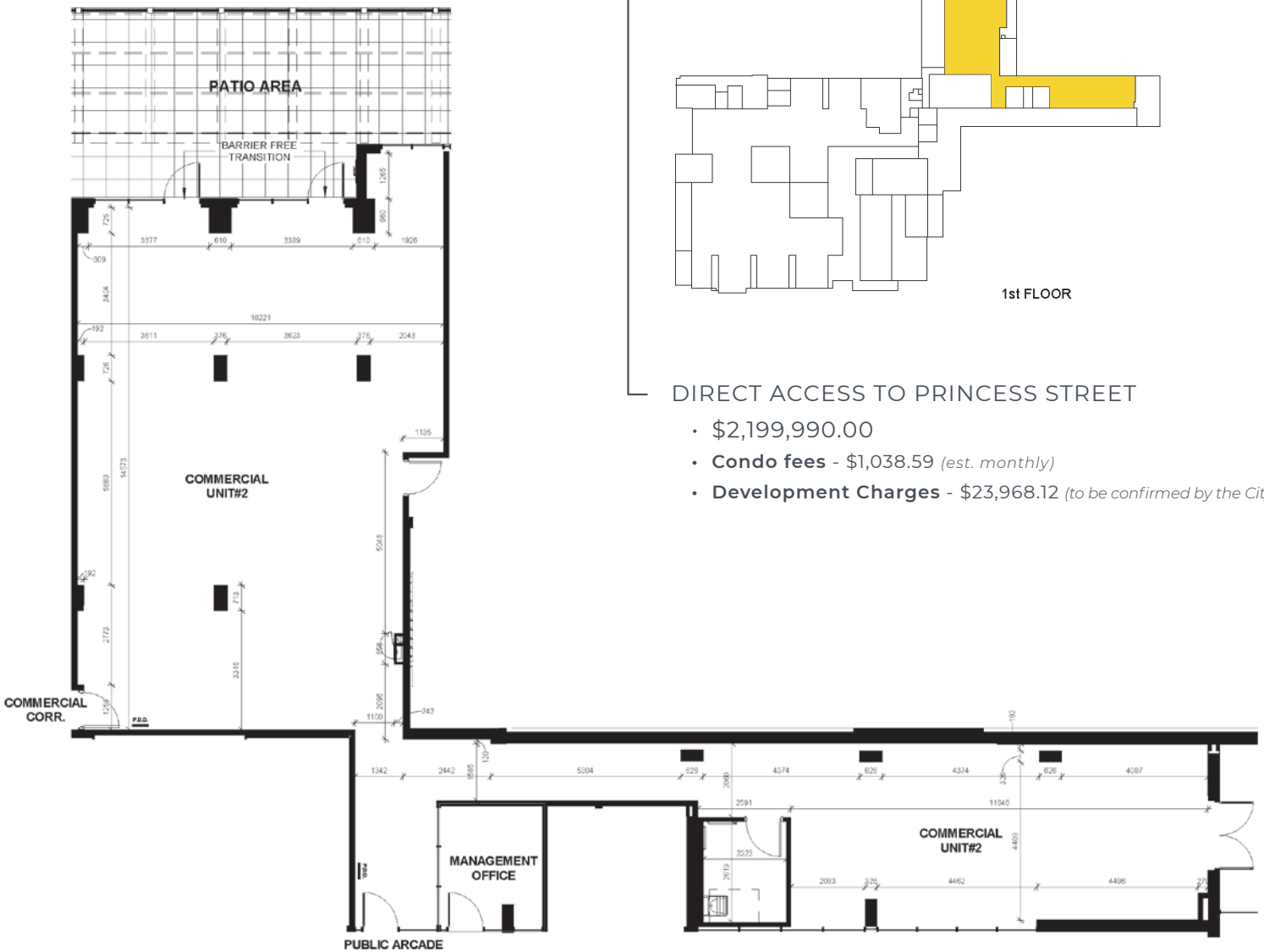
UNIT #2B

2759 SF



DIRECT ACCESS TO PRINCESS STREET

- \$2,199,990.00
- **Condo fees** - \$1,038.59 (est. monthly)
- **Development Charges** - \$23,968.12 (to be confirmed by the City)



VENDOR'S FINISHES

Base Building

Floor: Concrete slab and exposed concrete surface.

Demising Walls: Demising walls separating the unit from remaining units shall be constructed of fire taped drywall on metal studs.

Ceiling: Exposed concrete ceiling, height no less than 9 feet. Exposed mechanical & electrical services in ceiling space.

Suite entry: Suite entry door to be fire rated door with hardware.

Electrical: Building system must be confirmed by Electrical engineer. To be provided by builder:

- Service a 100A, 600V service is provided to each suite. Each space will have 100A, 347/600V, 42 circuit panel, a 45KVA transformer and a 200A, 120/208V, 42 circuit panel
- Lighting temporary and emergency lighting provided fed from 120/208V panel
- TELE/Data two (2) 1" conduits to be provided from electrical room to each space
- FIRE a spare supervisory zone from the fire alarm system
- Temporary heat provided by temporary electrical unit heaters fed from individual unit panels. Heaters to be removed once permanent HVAC system has been installed. Purchasers to inform builders when permanent HVAC system is operational and temporary heaters can be disconnected and removed.

Telephone and cable: Two (2) empty conduits for telephone and / or cable television will be provided to a point with the unit from the condominium's telephone/cable room, in accordance with the service provider's requirements and equipment.

HVAC: Building system must be confirmed by Mechanical engineer. To be provided by builder:

- Cooling will be provided by individual condensers located on the P1 level. Refrigeration lines to each individual unit will be provided as per notes on drawings
- No ductwork shown and no specific wall openings have been shown

Cooling and ventilation loads are based on a retail occupancy.

Plumbing: Building system must be confirmed by Mechanical engineer. To be provided by builder:

- Domestic cold water 1-1/4" capped into each space
- Sanitary a 2" capped sanitary vent and a 2" (for future furnace condensate connection) hub drain will be provided in each space
- Gas will be provided into each space by an individually metered, capped gas line. The designed gas capacity for each commercial space is 1500 MBH. The gas meter is to be installed by contractor.

Domestic water and gas service will be individually metered as per drawing notes.

Life safety: The unit will include a sprinkler system with applicable provisions of the Ontario Building Code. Each unit will be equipped with fire alarm.

Meters: Units will be sub-metered for water, gas and electricity consumption.

Please note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes

E.&O.E.



THE NEIGHBOURHOOD

Downtown Kingston is in itself a lifestyle. With an impressive 95 Walk Score, The Crown offers an unparalleled location, surrounded by restaurants, cafes and both chain and boutique retail in the heart of Kingston's vibrant downtown core.

Kingston contains 300 historically designated properties, including the Capitol Theatre. Revitalizing the former marquee theatre facade, IN8 Developments will forever capture the history of this iconic site into a bright and energetic centre for downtown urban living.

WHY INVEST IN #YGK?

Located on the shores of scenic Lake Ontario, Kingston is a place where history and innovation truly thrive. Residents here benefit from a superior quality of life and can enjoy technologically advanced infrastructure, world-class education and research institutions, and beautiful conservation and parkland. Kingston offers a small city feel, with big city conveniences.



A highly educated population with above average incomes



Almost 10,000 people work in Downtown Kingston



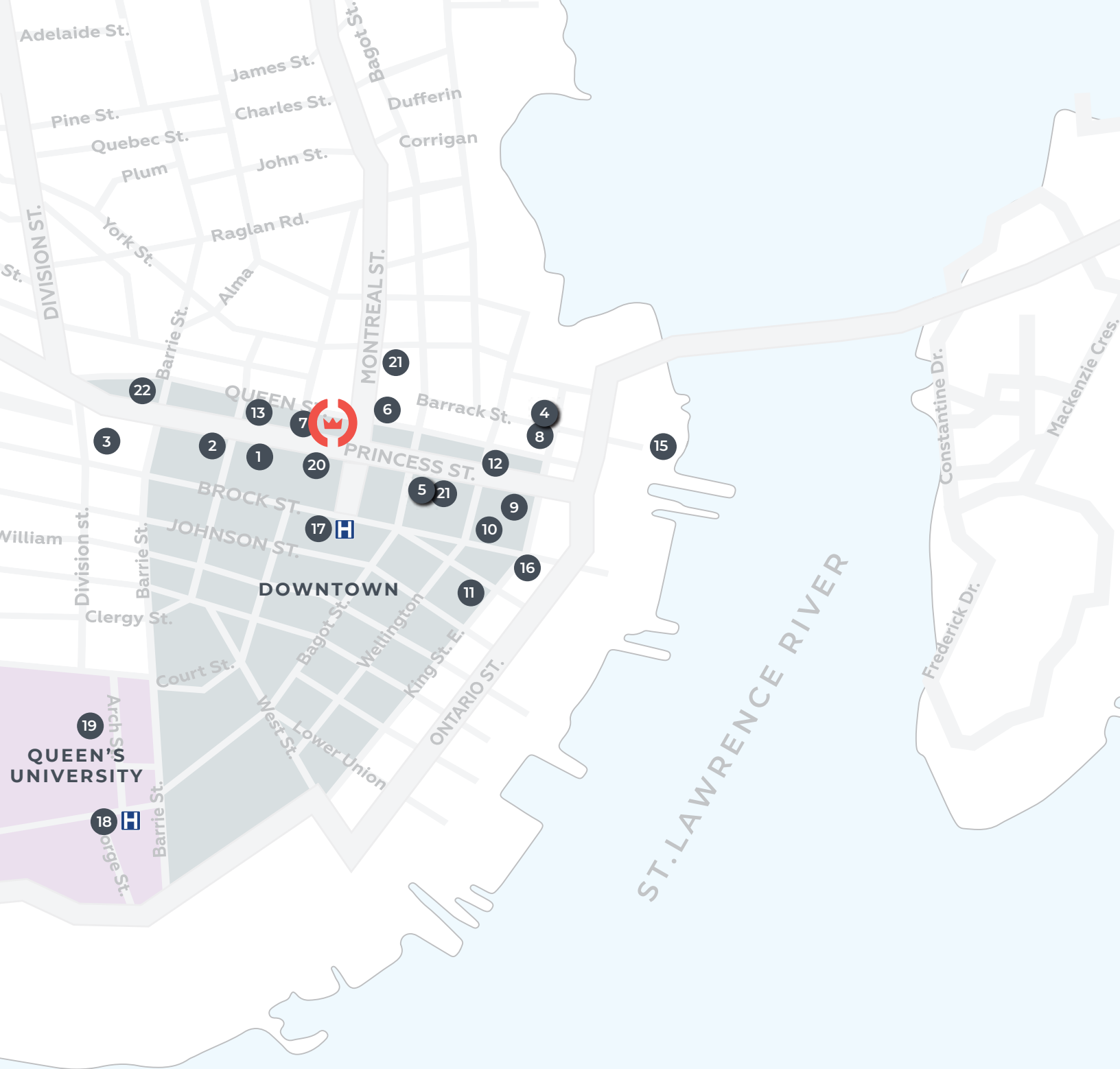
Over 700 businesses in the Downtown core



Millions of dollars in municipal investment in infrastructure

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RETAIL

- 1- Lululemon
- 2- McDonalds
- 3- Metro
- 4- Food Basics
- 5- Shoppers Drug Mart
- 6- Staples
- 7- Roots
- 8- LCBO

FOOD & BEVERAGE

- 9- Chez Piggy
- 10- Black Dog Tavern
- 11- The Keg
- 12- Starbucks
- 13- NorthSide

AMENITIES

- 14- Artillery Park Aquatic Centre
- 15- Wolfe Island ferry
- 16- City Hall
- 17- Hôtel Dieu Hospital
- 18- Kingston General Hospital
- 19- Queen's University

ENTERTAINMENT

- 20- Kingston Grand Theatre
- 21- Screening Room
- 22- The Hub entertainment district



223 PRINCESS STREET | FOR SALE

CROWN
CONDOMINIUMS



For more information, please contact:

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