

# FOR SALE

DEVELOPMENT OPPORTUNITY

2279 PRINCESS ST, KINGSTON, ON

**Rockwell**  
COMMERCIAL



82,203 VEHICLES PER DAY\*

TAYLOR-KIDD BOULEVARD

2.539 ACRES

PRINCESS STREET

\*AADT Princess Street @ Taylor-Kidd Boulevard 2022. (North, East, South, West)



# PROPERTY OVERVIEW

## LOCATION

The West End is nestled at the crossroads of major transportation routes and surrounded by developing residential communities. A steady influx of both residents and visitors creates a robust demand for various services and amenities, translating into a steady flow of potential customers. The West End offers a high quality of life, attracting young professionals, families and retirees alike. With nearby parks, schools, and recreational facilities, this area provides a well-rounded lifestyle that appeals to a broad range of potential consumers and tenants.

## PROPERTY DETAILS

ADDRESS	2279 Princess Street, Kingston, ON
LEGAL DESCRIPTION	PT LT 14 CON 2 KINGSTON PT 1 & 3 13R19297; S/T FR769952; S/T TKR9119 PARTIALLY RELEASED BY FR474242; KINGSTON
PINS	360850929
LAND AREA	± 2.539 acres
LAND DIMENSIONS	± 268.08 ft x ± 389.24 ft
PRICE	\$2,950,000.00
PROPERTY TAXES	TBD
OFFICIAL PLAN	ARTERIAL COMMERCIAL (AC)
ZONING	C2-1-H (see below for more information)
SERVICE LAND	Municipal
COMMENTS	<ul style="list-style-type: none"><li>Property subject to easement over Part 3</li><li>Survey on-file</li></ul>

### ZONING C2-1-H

Includes but not limited to:

- a bank
- a business or professional office
- a clinic
- a professional service shop
- a restaurant
- a retail store





# LOCATION

**CATARAQUI CENTRE**

- BMO
- HUDSON'S BAY
- Indigo
- Roots
- SEPHORA
- SHOPPERS DRUG MART
- SPORT CHEK
- Starbucks
- Tim Hortons
- Zellers

- Walmart
- LOWE'S
- Loblaws
- CATARAQUI TIRE

- INVISTA

- COSTCO WHOLESALE

- PRINCESS AUTO

- VIA Rail Canada



SUBJECT SITE

**RIOCAN CENTRE**

- CINEPLEX
- Coco Sutti
- BEST BUY
- FIVE GUYS BURGERS and FRIES
- GOLF TOWN
- THE HOME DEPOT
- MONTANA'S
- OLD NAVY
- PETSMART
- Starbucks
- TD Bank
- The BRICK



## FOR MORE INFORMATION, CONTACT

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