

For Sale

1271-1275 Princess St, Kingston, ON

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1271 Princess Street



1275 Princess Street

Property Overview

Property Details

Address	1271-1275 Princess Street, Kingston, On	
Seller	Oxana Hewitt and Bryan Cobley Hewett	
Legal Descriptions	1271 Princess Street:	1275 Princess Street:
	LT 15, PL 363 ; KINGSTON	LT 14, PL 363 CITY OF KINGSTON
PINS	1271 Princess Street:	1275 Princess Street:
	360780149	360780148
Combined Lot Area	± 0.506 acres	
Combined Frontages	± 100 ft	
Property Taxes	1271 Princess Street:	1275 Princess Street:
	\$2,956.63 (2024 final)	\$3,474.05 (2024 final)
Official Plan Designation	Arterial Commercial	
Survey	New survey completed in July 2024	
Disclosure	1271 Princess Street has been heavily damaged by a fire. Please enter the property with caution. Both Properties are being sold in As Is, Where Is condition without representation or warranty by the Sellers.	

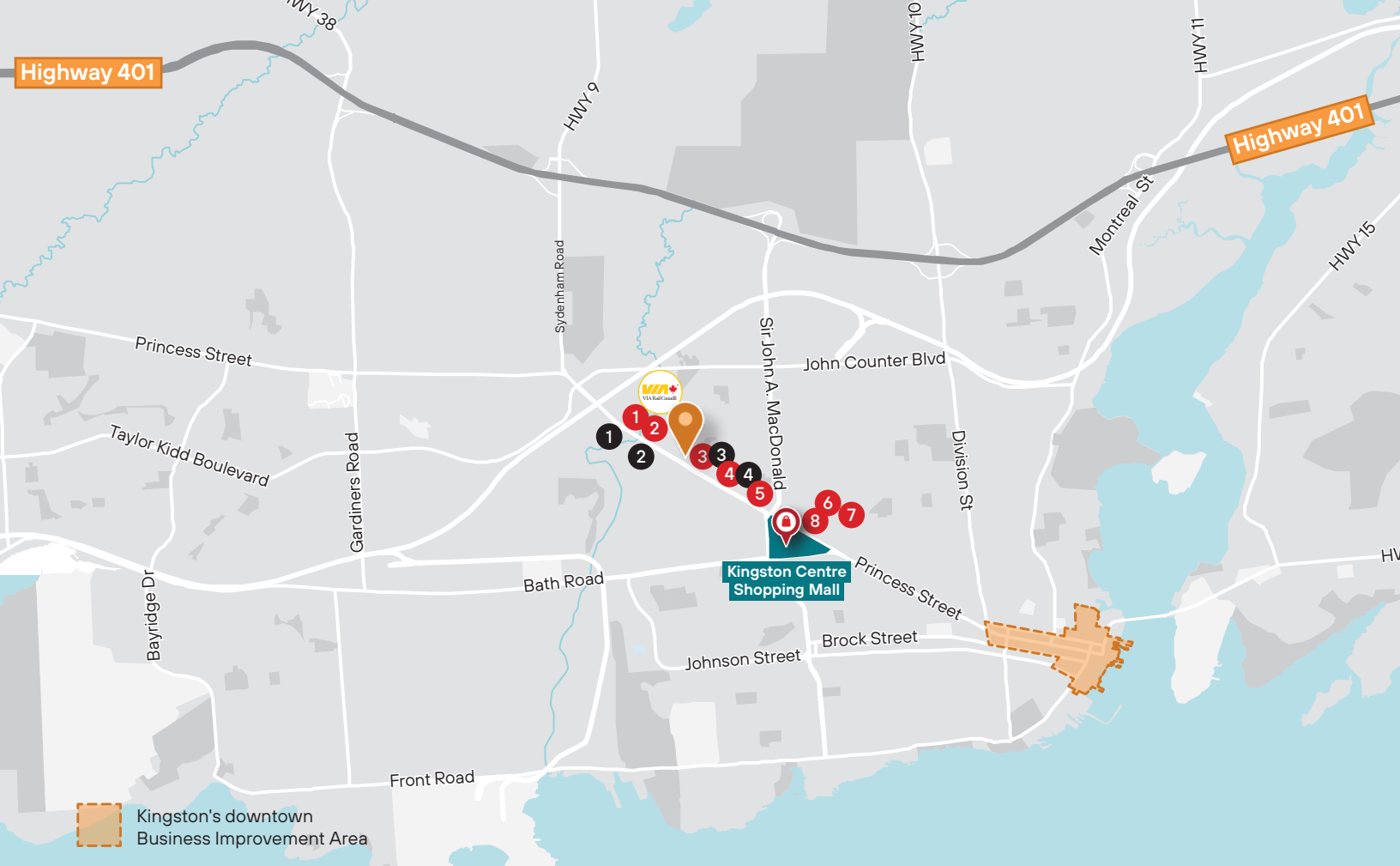
Asking Price: \$1,250,000.00

📍 Zoning Arterial Commercial (CA) Allows for a broad range of uses, including:

- Animal care
- Automobile sales establishment
- Club
- Creativity centre
- Day care centre²
- Entertainment establishment
- Financial institution
- Fitness centre
- Laundry store
- Library
- Office¹
- Personal service shop
- Restaurant
- Retail store
- Special needs facility
- Wellness clinic

¹Is permitted only as an accessory use to a principal use on the lot and must be located on or above the second storey.

²Is permitted only as an accessory use to a principal use on the lot.



Area Overview

Nearby Amenities

1. Esso
2. KFC
3. Food Basics
4. Tom's Place
5. A&W
6. Mark's
7. Shopper's Drug Mart
8. Wendy's

Nearby Hotels

- | | |
|-------------------------------|------------------------------|
| 1. Double Tree by Hilton | 3. Best Western Fireside Inn |
| 2. Ramada by Wyndham Kingston | 4. Strata Hotel |

Kingston Centre Shopping Mall

- | | |
|-----------------------------|-------------------|
| 1. McDonald's | 8. Popeye's |
| 2. Loblaws | 9. Roger's |
| 3. Starbucks | 10. Barburrito |
| 4. Winerack | 11. Canadian Tire |
| 5. TD Bank | 12. Rexall |
| 6. Kingston Coffee House | 13. Dollarama |
| 7. Nutrition House Kingston | 14. Pet Value |
| | 15. H&R Block |

Neighbourhood Demographics



7,505
Population



45
Average Age



\$64,306
Average Household
Income After Taxes

Source: City of Kingston
Neighbourhood Key Demographic
Indicators - 2021 Census

(Neighbourhoods include:
Strathcona Park, Hillendale,
Grenville Park)



Contact Information

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