



For Sale

207 Princess St, Kingston, ON

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**Rockwell Commercial
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Key Highlights

The Offering

Rockwell Commercial is pleased to present 207 Princess St in Kingston, On. A rare opportunity to purchase streetfront property on Princess Street, the main retail hub, in the heart of downtown Kingston.

With construction underway of the Crown Condominiums and The Madeline, and other significant developments in the planning stages, there continues to be substantial investment and intensification within downtown Kingston. These

projects will add ± 980 residential units, ground-floor retail space, and office space within a few blocks of 207 Princess Street.

Asking Price: \$3,500,000.00

Site Details

Building Size	± 14,585 sf over two floors, plus ± 3,100 sf basement, totaling ± 17,685
Building Construction	<ul style="list-style-type: none">• Completely reconstructed in 2008-2009• Tar + gravel roof (2008)• Sprinkler system• Finished concrete floors• 5 rooftop gas-fired HVAC units• Concrete block + precast construction• Steel frame• Poured concrete foundation• 600 Amp, 3 phase, 120/208V• Passenger lifts (Garaventra Genesis)
Street Frontage	107.05' ft along Princess Street
Lot Size	± 0.223 acres
Zoning	Downtown Zone 2 (DT2), Bylaw № 2022-62
Official Plan Designation	Central Business District (CDB)
PIN	360490187
Legal Description	PT LT 307 ORIGINAL SURVEY KINGSTON CITY; PT LT 308 ORIGINAL SURVEY KINGSTON CITY AS IN FR257978; S/T & T/W FR257978; KINGSTON ; THE COUNTY OF FRONTENAC
Realty Taxes	\$113,593.87 (2024 Final)
Parking	None
Tenant	URBN Canada Retail, Inc and URBAN Outfitters, Inc as guarantor – lease expires January 31, 2026 and includes mutual right of termination with 120 days prior notice (effective no earlier than January 31, 2025)





Growth & Development

With the approved Homestead residential towers, Crown Condominium and other proposed mixed-use developments in the immediate area - there continues to be a significant increase of residents to the neighbourhood.

Homestead's 23-storey development, The Madeleine, located at 18 Queen St. is currently under construction and will include **153 residential apartments**, over $\pm 30,000$ of fully occupied office space plus ground floor commercial space.

Homestead's phase 2 development (19 storeys) will add an additional **± 200 residential apartments** plus ground floor commercial space.

The Crown Condo's Development located on the same block, located at 223 Princess St. and is currently under construction and will include **182 residential condos** and ground floor commercial space.

IN8's development newest proposed development at 64 Barrack St. is 25-storeys with a 3-storey podium and consists of a proposed **± 287 residential units** and ground floor commercial space.

The development proposed at 279 Wellington St. consists of a 14-storey, **158 unit apartment** building with 5 levels of structured parking.



Nearby Parking

Name	# Spots
Barrack Municipal Lot 63 Barrack St	141
Springer Memorial Lot 140 Queen St	61
Byron Lot 169 Queen St	74
Hanson Memorial Garage 105 Brock St	290
Chown Memorial Garage 197 Brock St	425
Ontario Brock Lot 230 Ontario St	115

In Good Company



Where history and innovation thrive

Boasting its vibrant community, urban lifestyle and rich history, downtown Kingston offers a dynamic and unique environment. Set amongst Kingston's historic downtown skyline are more than 700 national and local storefronts, restaurants, and entertainment venues, offering extensive shopping, amenities, and experiences. Perched on the bank of Lake Ontario, the downtown core provides convenient and scenic natural recreations and open spaces. Downtown Kingston benefits from a strong sense of community, with a mix of residents, students, and tourists

Retail

1. Becker's Shoes
2. Bulk Barn
3. Circle K
4. Cook's Fine Foods
5. Dollar Tree
6. Dollarama
7. Food Basics
8. Hatley Boutique
9. LCBO
10. Lululemon
11. Metro
12. Roots
13. Runner's Choice
14. Running Room
15. Shoppers Drug Mart
16. Staples
17. The Grocery Basket
18. Trailhead
19. Urban Outfitters
20. Wine Rack

Food & Beverage

1. Balzac's
2. Freshii
3. Jack Astor's
4. Lone Star
5. McDonald's
6. Milestones
7. Quesada
8. Starbucks
9. The Keg
10. The Works

Entertainment

1. "The Hub" Student Entertainment District
2. The Grand Theatre
3. The Screening Room

Personal Service

1. Cher-Mere Day Spa
2. Dental Care Kingston
3. James Brett Coiffure
4. Quarry Medical Pharmacy

A Closer Look at The City of Kingston

Poised For Growth

Kingston, Ontario, is poised for significant growth, driven by an expanding population and rising employment opportunities. The 2021 Statistics Canada Census reports that the city's population has increased by 7.0% since 2016, reaching over 132,000 in 2021. In a recent study, The City of Kingston forecasts, in an endorsed medium growth scenario, that the population will climb by an average annual rate of 1.4%, projecting a population of 197,000 by 2051, reflecting a strong demand for housing. With the city's low vacancy rate, which stood at just 0.8% in 2023, the lowest among all Census Metropolitan Areas in the province, new residential construction is essential. Additionally, Kingston's employment sector is thriving, with key industries like healthcare, education, and technology contributing to job growth. This combination of factors positions Kingston for continued economic and demographic expansion and creates an ideal landscape for development.

The City of Kingston Demographics

Downtown Kingston Demographics

132,485
Population



15,363
Population

41
Median Age



39
Median Age

2.2
Average Household Size



8,240
Number of Households

\$74,306
Average Household Income After Taxes



\$78,991
Average Household Income After Taxes

Growth & Development

0.8%

Kingston Vacancy Rate, 2023

In 2023, Kingston, Ontario, experienced a rental vacancy rate of just 0.8%, the lowest among all Census Metropolitan Areas in the province. This alarmingly low rate reflects a significant housing shortage, as demand for rental units far outstripped supply. The tight market conditions have led to increased rent prices, making it more challenging for residents to find affordable housing. The situation underscores the pressing need for more housing development. ([City of Kingston, Global News](#)).

66,800

Total New Population Growth Between 2021-2051 **

(permanent plus those for post secondary students not captured in census)

29,300

Total New Household Growth Between 2021-2051 **

(permanent plus those for post secondary students not captured in census)

33,400

Total New Jobs Between 2021-2051 **

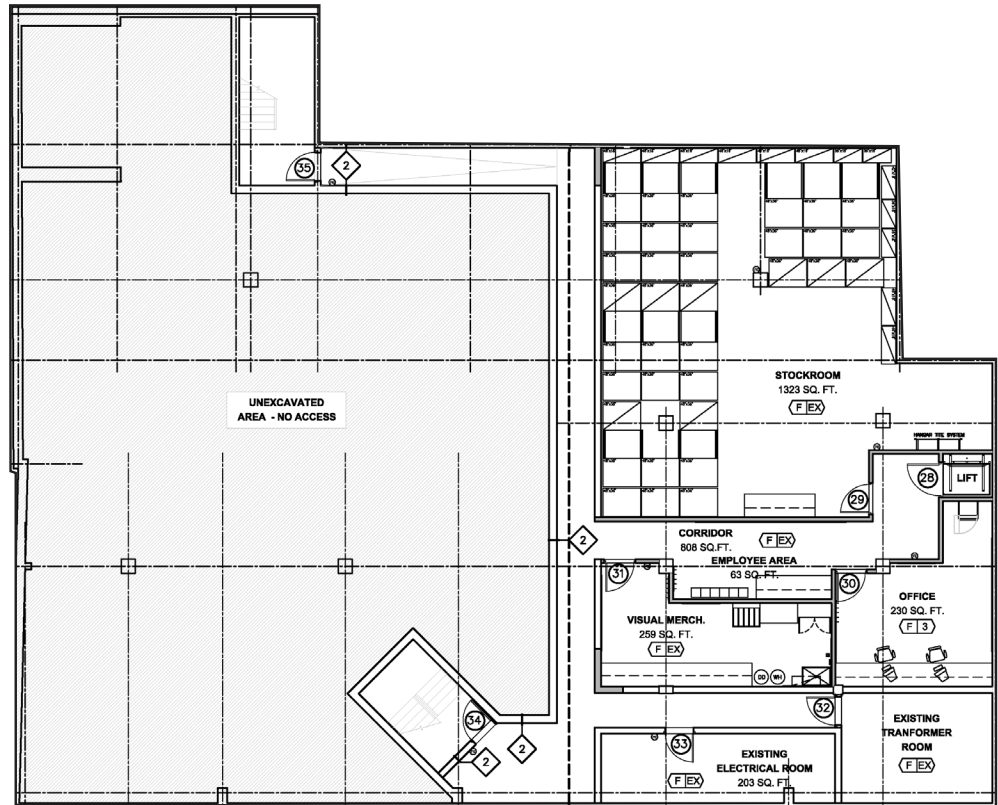
Vacancy Rates Year-Over-Year

2020	3.2%
2021	1.4%
2022	1.2%
2023	0.8%

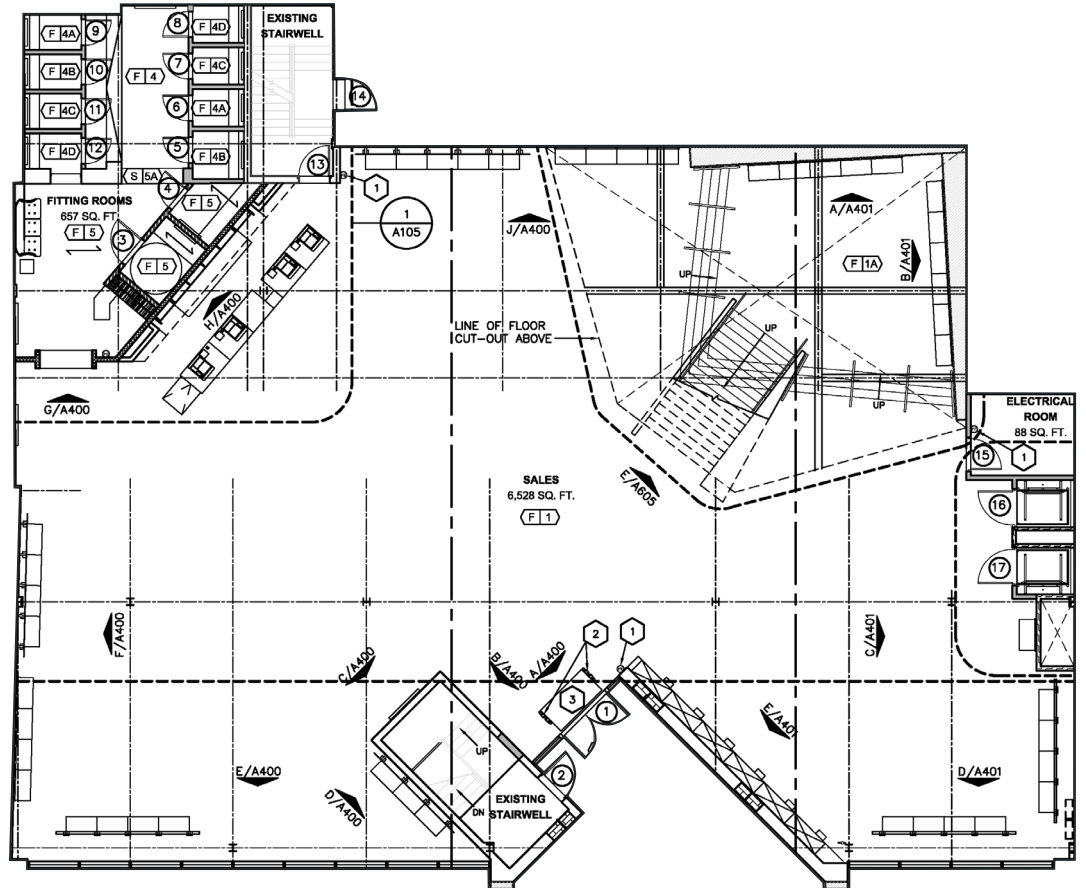
Source: [City of Kingston, Population, Housing & Employment Growth Forecast Update to 2051**](#)

Floor Plans

Basement



Ground Floor



Actual layouts may differ slightly from the plans depicted above



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