



**For Sale**

**113-117 Princess St. Kingston, ON**

**Rockwell Commercial  
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

[www.rockwellcre.com](http://www.rockwellcre.com)



## The Offering

Located in the heart of downtown Kingston, 113-117 Princess Street presents a rare mixed-use investment opportunity on a high-traffic, highly desirable block of Princess Street. This well-maintained building combines historic charm with modern functionality, featuring two excellent ground floor commercial units (each with usable storage space in the basement) and two well-appointed residential apartments on the second floor.

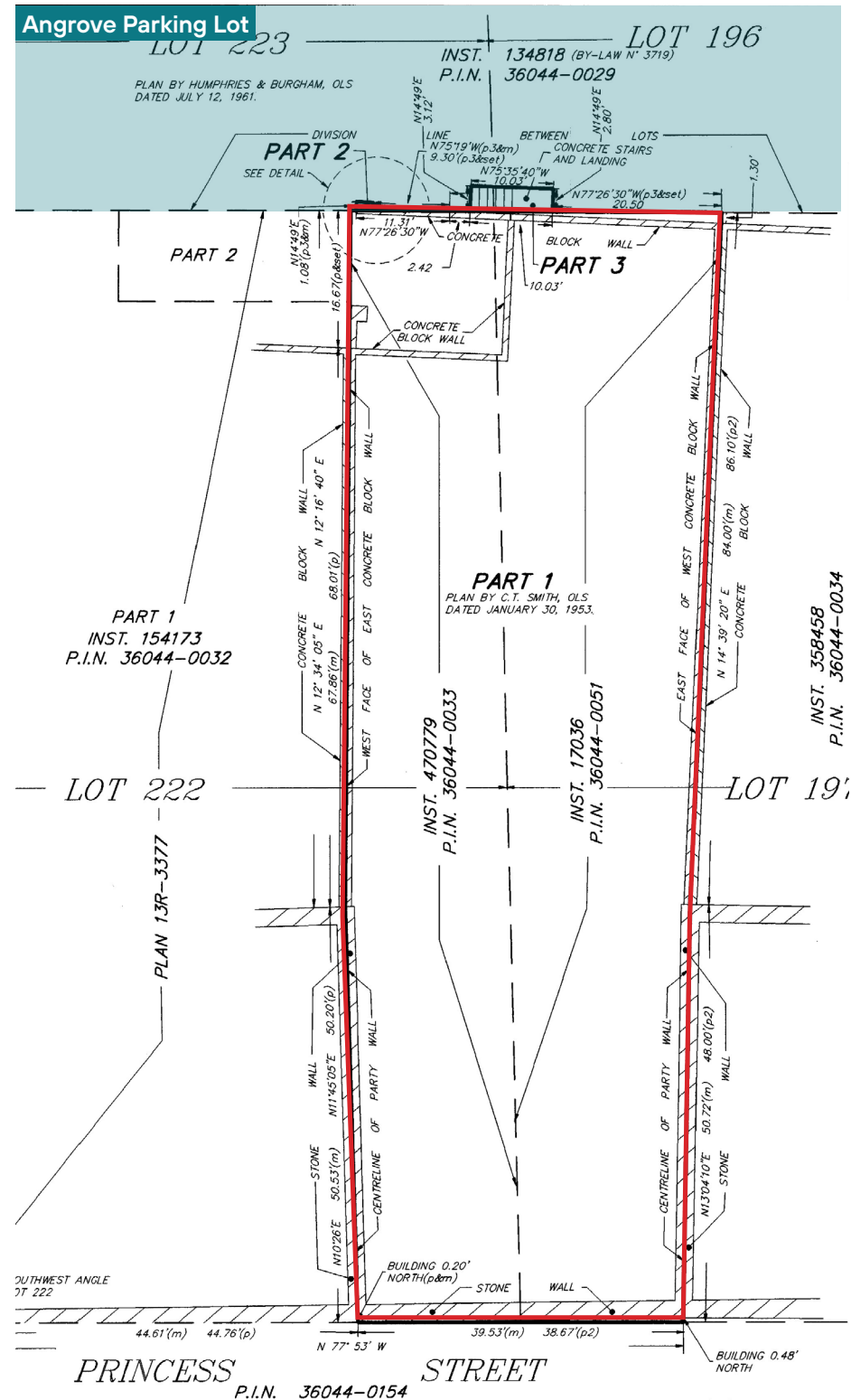
The prime location on Princess Street ensures excellent visibility, foot traffic, and proximity to shops, restaurants, and key amenities, making it an attractive asset for investors looking to capitalize on Kingston's thriving downtown market.

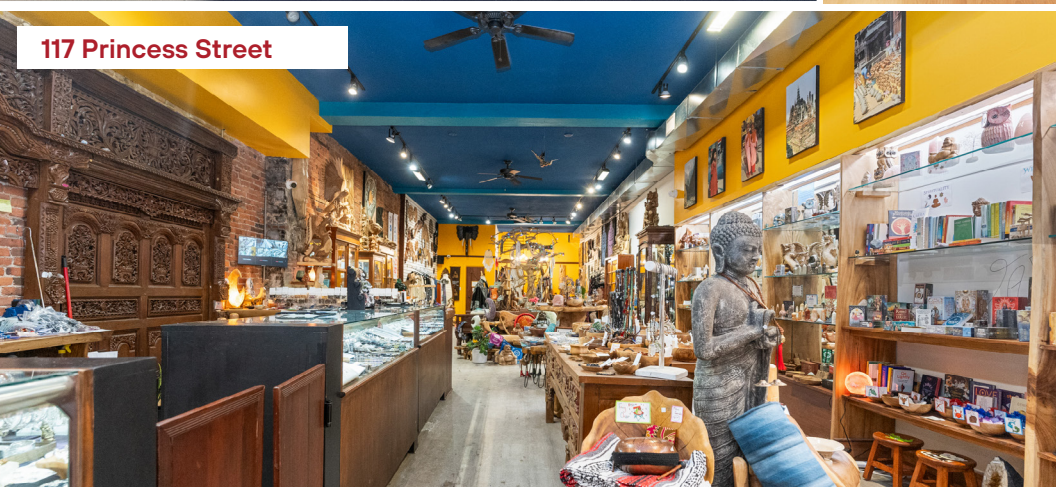
Asking Price  
**\$3,300,000.00**



## Site Details

Address	113-117 Princess Street, Kingston, On. <a href="#">View Map Online</a>	
Lot Area	± 5,705 sf	
Lot Frontage	± 39.53 ft	
Realty Taxes	\$30,622.37 (2024 Final)	
PIN	360440033	360440033
Legal Description	LT 222 ORIGINAL SURVEY KINGSTON CITY EXCEPT PT 1 & 2 13R3377 & FR91600; KINGSTON ; THE COUNTY OF FRONTENAC	LT 197 ORIGINAL SURVEY KINGSTON CITY EXCEPT FR358458, CK63554 & CK63555; KINGSTON ; THE COUNTY OF FRONTENAC
Official Plan Designation	Central Business District (CBD)	
Zoning	DT2 (By-law № 2022-62)	
Site Services	Municipal water / sewer, gas, hydro	
Parking	No dedicated parking spaces. Street parking and multiple municipal lots nearby.	





117 Princess Street

115 Princess Street

## Building Details

Gross Building Area	Ground Floor:	± 4,950 sf
	Second Floor:	± 1,819 sf
	<b>Total:</b>	<b>± 6,769 sf</b> (excluding basements)
Unit Mix	1-113 Princess Street	2 - bedroom apartment
	2-113 Princess Street	2 - bedroom + den apartment
	115 Princess Street	Retail - Card's Bakery
	117 Princess Street	Retail - Tribal Voices
Year Built	1852, rebuilt in 1941	

Heating/Cooling	<ul style="list-style-type: none"> <li>• 10-ton rooftop HVAC</li> <li>• 5-ton rooftop HVAC</li> <li>• Two gas-fired boilers with radiators</li> </ul>
Roofs	To be confirmed
Laundry	Washer and dryer in each apartment
Electrical Service	400 Amp main splitter
Heritage	Listed as a property of cultural heritage value. Not designated.

# Income & Expense Proforma

113-117 Princess Street, Kingston, On

Gross Income	Existing	Market Adjusted
Residential Income	\$50,400.00	\$69,540.00
Commercial Income	\$115,079.08	\$158,440.00
Additional Rent / Recoveries	\$16,359.15	\$17,631.77
<b>Gross Potential Income</b>	<b>\$181,838.23</b>	<b>\$245,611.77</b>

Operating Expenses		
Realty Taxes (2024)	\$30,662.37	\$30,662.37
Insurance	\$5,500.00	\$5,500.00
Repairs & Maintenance	5.0% \$9,091.91	\$12,280.59
Utilities	\$3,060.00	\$0.00
Property Management	5.0% \$9,091.91	\$12,280.59
Professional Fees	\$1,500.00	\$1,500.00
<b>Total Operating Income Expenses</b>	<b>\$59,906.19</b>	<b>\$62,223.55</b>

Net Operating Income		
<b>Estimated Net Operating Income</b>	<b>\$122,932.04</b>	<b>\$183,388.22</b>

The above figures are provided for information purposes and while believed to be true and accurate, no representation or warranty, express or implied, is made to the accuracy or completeness of the information contained herein and such information may be subject to change without notice. Ver. March 13/25

## Disclaimer

The market-adjusted proforma is estimated by the broker based on market conditions, estimates and assumptions that are subject to change. It is intended for informational purposes only and should not be relied upon as a definitive forecast. Prospective buyers should conduct their own due diligence and financial analysis. The broker does not assume responsibility for any discrepancies or errors in the provided projections.

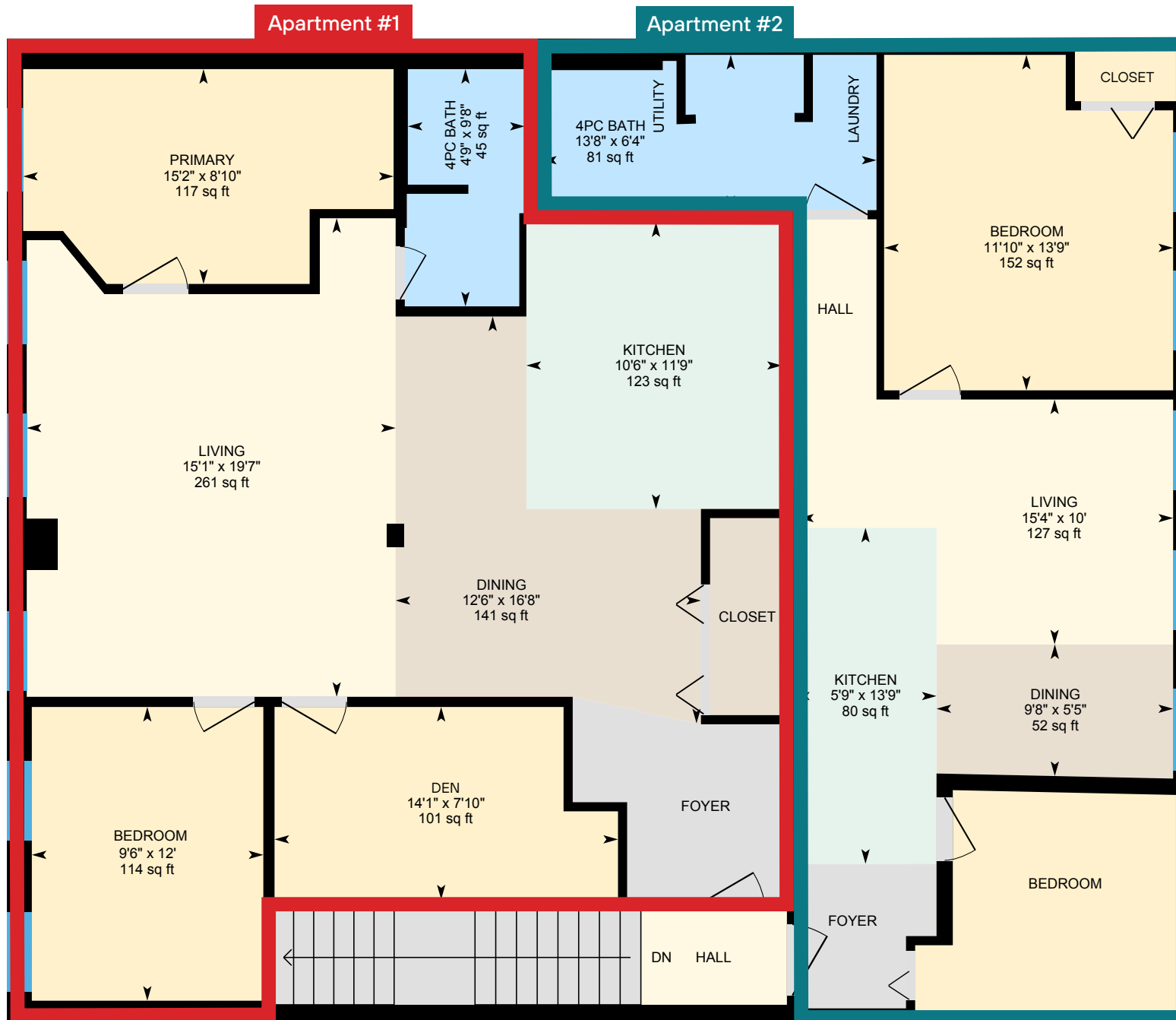
# Floor Plans

Ground Floor Retail Units



# Floor Plans

## Second Floor Apartments





Kingston Business Improvement Area

# Neighbourhood Overview

## 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

## Personal Service

21. Cher-Mere Day Spa
22. Dental Care Kingston
23. James Brett Coiffure
24. Quarry Medical Pharmacy

## Entertainment

25. "The Hub" Student Entertainment District
26. The Grand Theatre
27. The Screening Room

## Food & Beverage

28. Balzac's
29. Freshii
30. Jack Astor's
31. Lone Star
32. McDonald's
33. Milestones
34. Quesada
35. Starbucks
36. The Keg
37. The Works

## Demographics within 1.5 KM

Population  
**15,363**

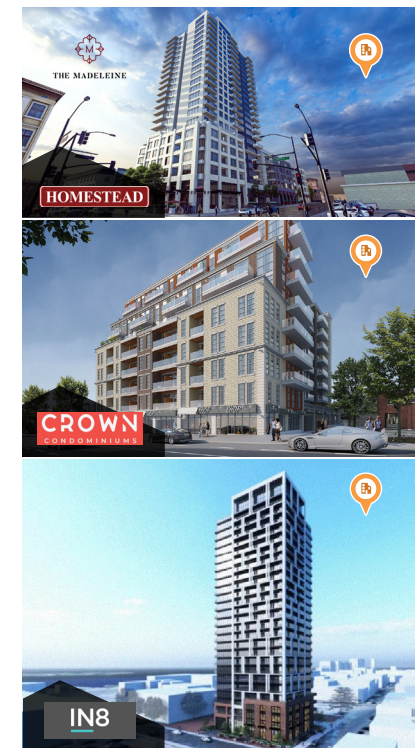
Total Households  
**8,240**

Transit Score  
**59**

Avg. Household Income  
**\$78,991**

Pedestrian Score  
**98**





## 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 ± 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 ± 344 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	No 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
Angrove Municipal Lot 207 Wellington St	75
Ontario Brock Lot 230 Ontario St	115

# Downtown Kingston

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.

Benefit from 113-117 Princess Street's close proximity to the Slush Puppie Place and Market Square, both of which host countless events attracting large and diverse groups of people to the downtown core.

Perched on the bank of Lake Ontario, the downtown core provides convenient and scenic natural recreations and open spaces enjoyed by locals, tourists and students throughout all seasons.



## Contact Information

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