



For Lease

Prime Retail Opportunity

862 Kings Hwy
Fort Frances, ON
P9A 2X4

Property Overview

Address	862 Kings Hwy, Fort Frances, ON
Size	~ 1,715 sf with the ability to expand
Net Rent	Please call listing agents
Additional Rent	\$10.00 psf (est. 2025)
Possession	Q2-2026



For Lease Highlights



Strategically located in a non-tourist “retail/commercial” node of Fort Frances fronting on the north side of the Kings Hwy at the non-lighted 3-way intersection of Hwy 602 ~ 2 km’s west of the International Falls Bridge leading to Minnesota.



The north end cap of the 3,814 SF existing standalone building, anchored by a Wendys for possession Q2-2026.

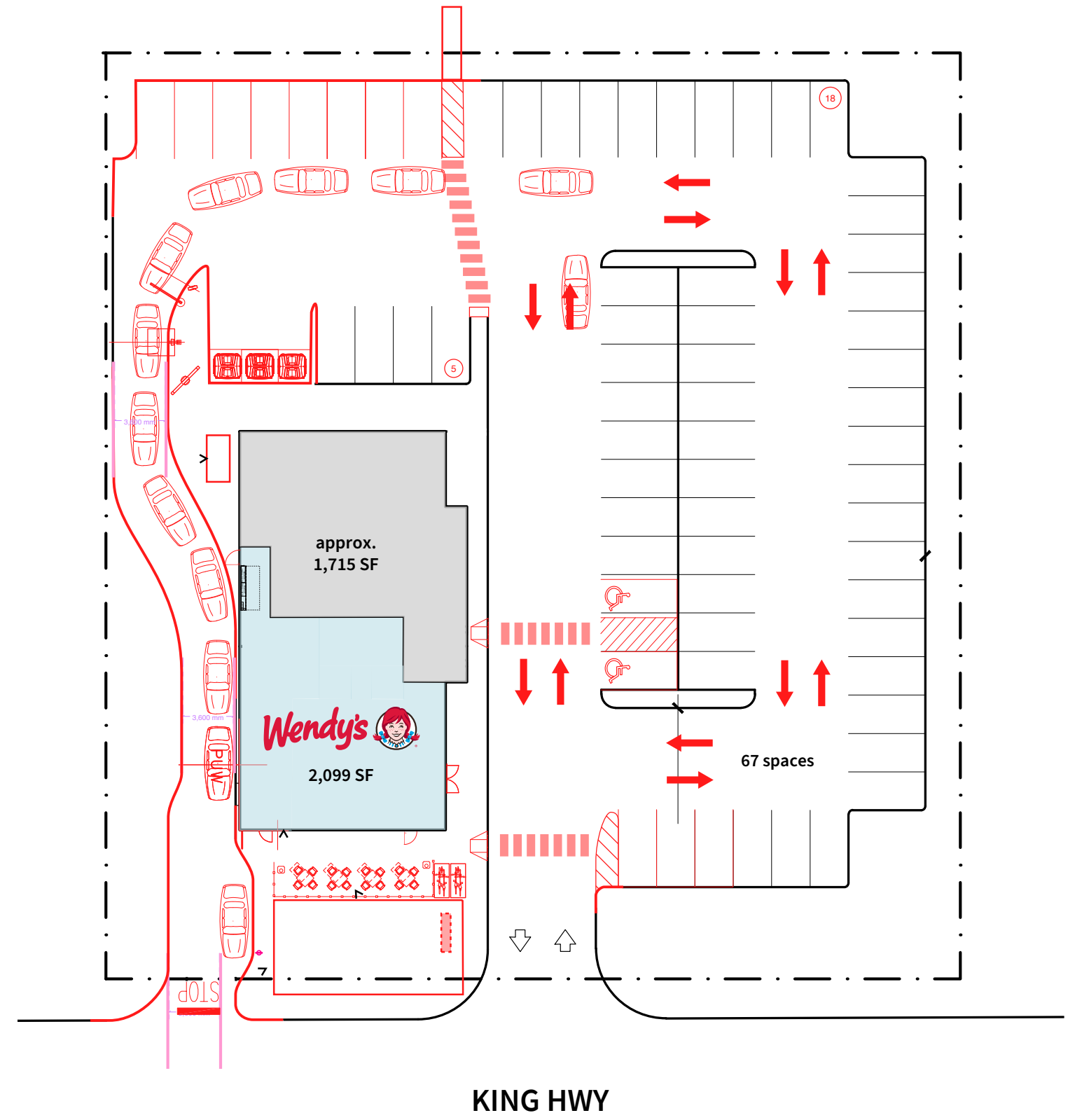


The Property’s combination of affordability, national co-tenant anchors on the Kings Hwy and a buoyant rental market creates a prime “lease” opportunity.



The Enterprise (E) Zone per the zoning link below provides for a variety of retail and commercial uses.

[Click here to view zoning](#)



Location Overview

The Property boasts a strategic location in a strong “retail/commercial” node on the Kings Hwy offering convenient access to all essential services. The site is shadow anchored by Walmart and Canadian Tire to the west, McDunn & Yates Building Material and McDonald’s across the street to the south. The site also is complimented by and the Fort Frances High school, Confederation College and Townshend Theatre immediately to the north.



862 Kings Hwy,
Fort Frances, ON



FORT FRANCES
HIGH SCHOOL

CONFEDERATION COLLEGE
RAINY RIVER DISTRICT CAMPUS

TOWNSHEND
THEATRE

SUPER 8 BY WYNDHAM
FORT FRANCES

TRANS - CANADA HWY

MCIRVINE RD



KEATING AVE

YONGE STREET



About Fort Frances

Fort Frances, is the largest town in the Rainy River District and one of Canada's major tourist entry points. Situated on the shores of Rainy Lake and the Rainy River, the town is a prosperous, full-service community of approximately 9,516. Fort Frances is located across the international bridge from its sister city, International Falls, Minnesota making it the first point of entry into Northwestern Ontario. Fort Frances is only hours away from some of the largest markets in Canada and the United States.

DEMOGRAPHICS - 10 KMS



Total Population

9,516



Daytime Population

10,134



Total Households

4,262



Avg Household Income

\$104,477



Median Age

43.6

Source: Statistics 2025





Offering Process

- Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Landlord to lease the Property.
- The Property will be offered for lease on an “as is basis”.
- Offers of will be reviewed by Landlord on an “as received basis”.

FOR MORE INFORMATION, PLEASE CONTACT:

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