

3260 PRINCESS STREET KINGSTON

3.66 ACRES | 1.48 HECTARES

CATARAQUI WOODS DRIVE

PRINCESS STREET

COMMERCIAL / DEVELOPMENT OPPORTUNITY

FOR SALE \$3,450,000

ALEX ADAMS

Sales Representative

aadams@rtcr.com

613-384-1997 ext 15

GARY CROKE

Broker

gcroke@rtcr.com

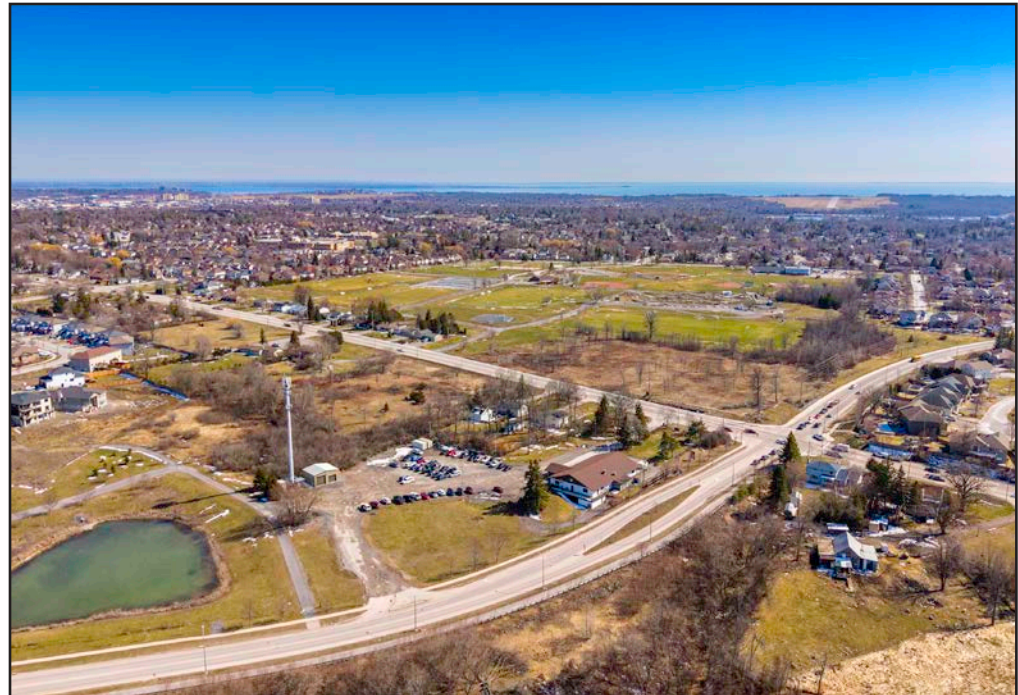
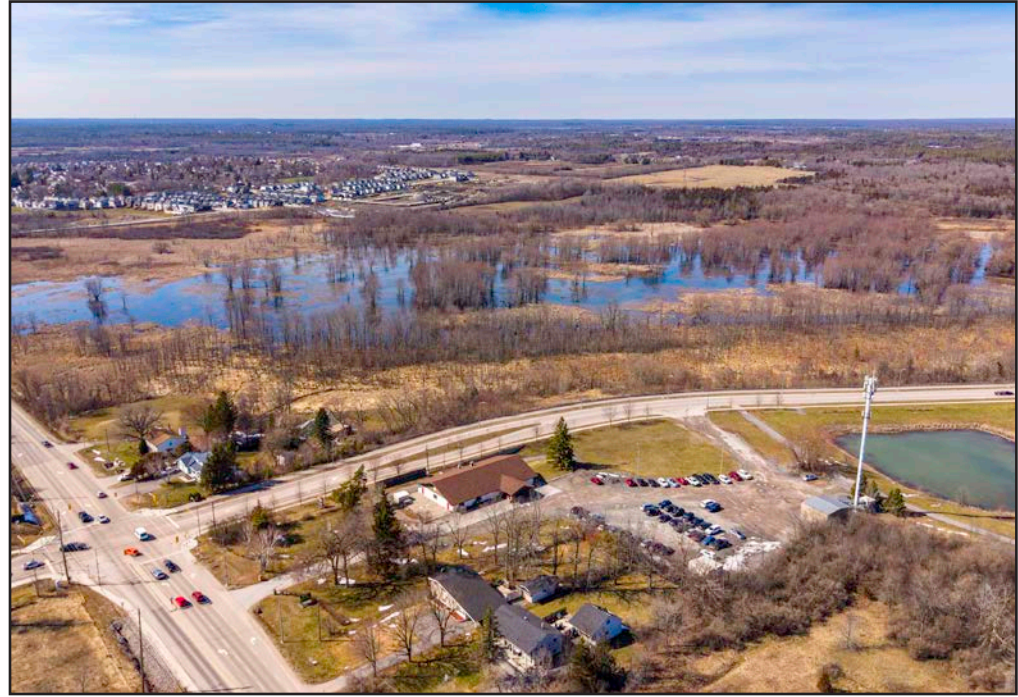
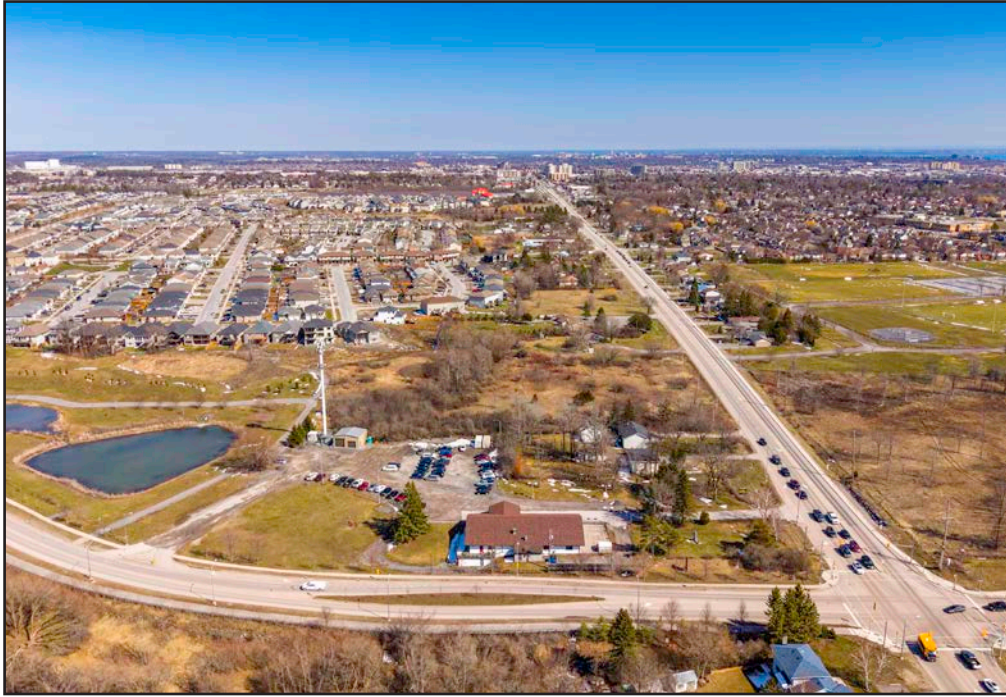
613-384-1997 ext 14

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage

PHOTOS



PHOTOS



LOCATION

A Unique Opportunity in Kingston's Premier Growth Corridor

The property at 3260 Princess St. presents a premier acquisition opportunity for investors, developers, and owner-occupiers alike. Spanning a generous footprint and key corner location in Kingston's rapidly expanding west end, this versatile property combines high-traffic Princess Street visibility.

Currently the building is used for events and community gatherings. The property's layout, commercial kitchen, and abundant on-site parking provide a turnkey foundation for hospitality, medical, or place of worship.

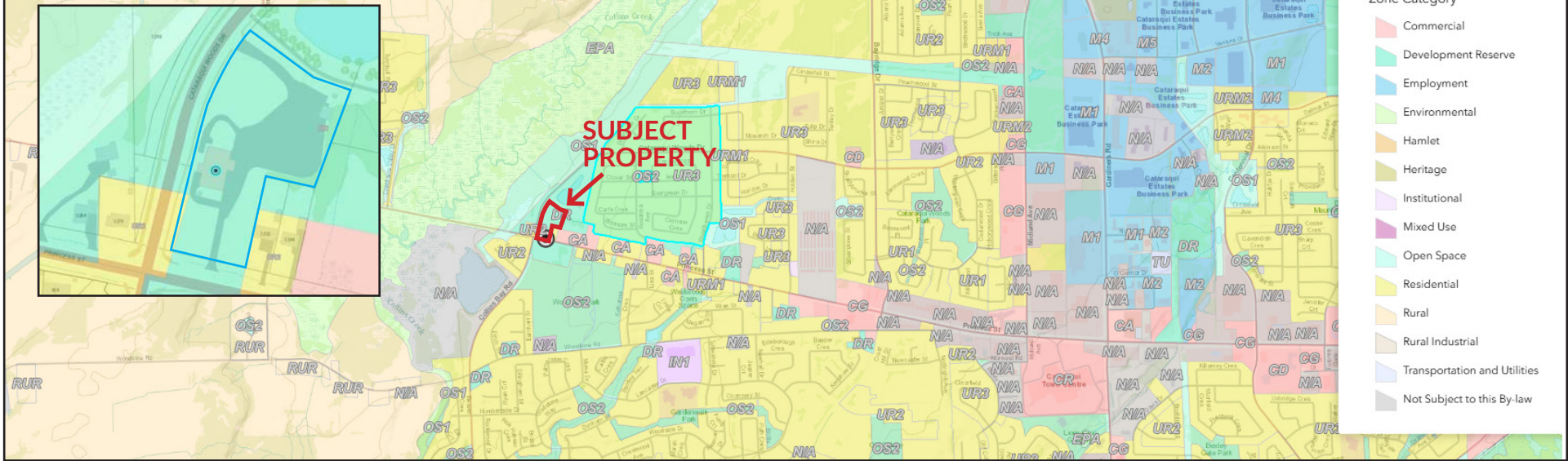
As the Cataraqui-Westbrook area continues its upward trajectory, this site offers not just a functional commercial space, but a strategic land-holding in one of Ontario's most stable and growing markets.

- **High-Traffic Visibility:** Premier frontage on Princess Street and Cataraqui Woods Drive ensures maximum exposure.
- **Prime Growth Corridor:** Centrally located in the rapidly expanding Cataraqui-Westbrook district.
- **Strategic Land Holding:** Large lot size offers future expansion or site redevelopment potential.
- **Turnkey Event Space:** Fully equipped with a main banquet hall, professional kitchen, and bar.
- **Abundant On-Site Parking:** Rare, expansive paved lot to accommodate on-site parking requirements.
- **Flexible Commercial Zoning:** Significant potential for conversion to medical, office, or retail use.

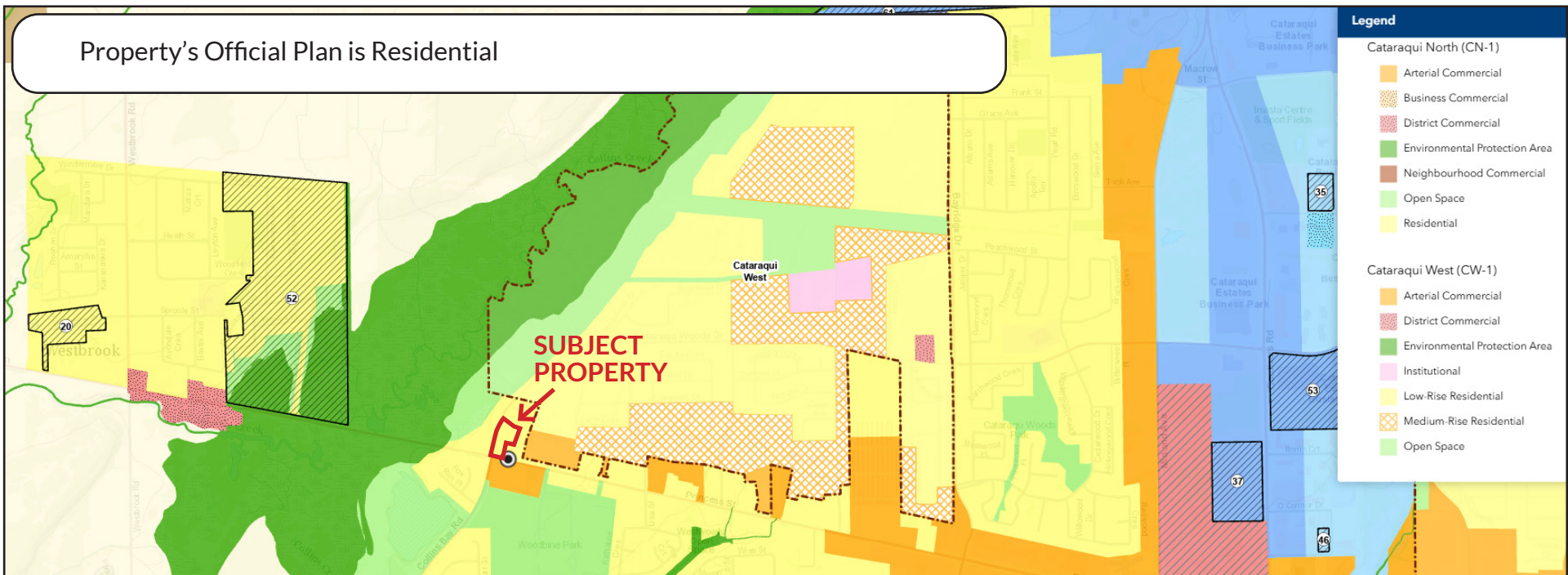


ZONING & OFFICIAL PLAN

Property is zoned DR Development Reserve



Property's Official Plan is Residential



MAP 5: USE



Designated 'Residential + Commercial'

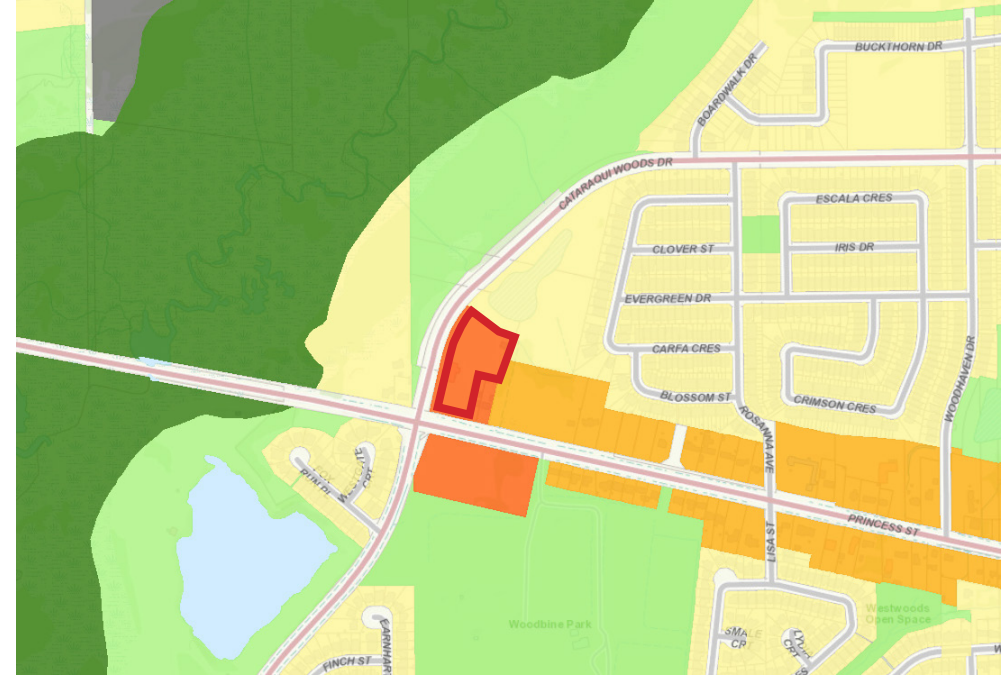
Residential Use Permissions (Table 4A.1)

- Housing
- Affordable Housing

Commercial Use Permissions (Table 4A.3)

- Stores
- Service commercial
- Offices
- Business services
- Hotels, motels and conference facilities
- Automotive service stations, car washes
- Automotive sales and rentals

MAP 6: FORM

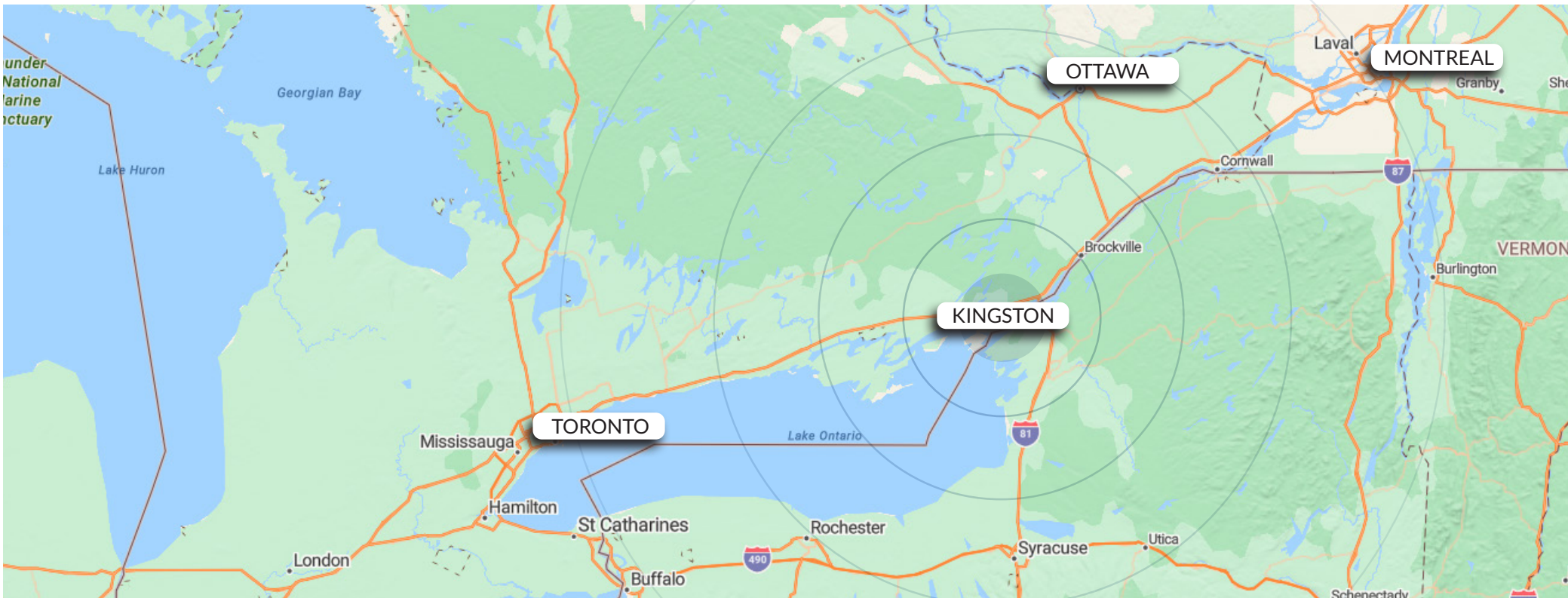


Designated 'High-Rise Form'

4B1.1.E High Rise Form (HR)

"Areas that are intended to be developed with buildings that are 10-storeys or greater in height.

High-rise Form areas are intended to develop with sensitively designed tall buildings that incorporate amenities, landscaping, and functional spaces required for high-density housing, while ensuring their overall design reinforces active street edges, well-proportioned massing, and an enhanced public realm."



PROXIMITY

TORONTO	263.5 km (2 hrs 53 min)
MONTREAL	286.5 km (3 hrs 4 min)
OTTAWA	194.7 km (2 hrs)
BROCKVILLE	83.6 km (55 min)
BELLEVILLE	83.7 km (1 hr 1 min)
PETERBOROUGH	185.1 km (2 hrs 10 min)
COBOURG	150.7 km (1 hr 37 min)
U.S. BORDER	51.2 km (39 min)

ONE OF THE TOP 20 PLACES TO INVEST IN CANADA

- Located halfway between Canada’s two largest cities, Toronto and Montreal
- The large student population brings the city of Kingston a sense of community, diversity, and economic benefits (\$1.67 billion in GDP and 14,946 FTE jobs to Kingston, as of 2021). *KEDCO
- 30% more permanent residences settled in Kingston in the first three quarters of 2022 compared to 2021.

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Small City in Canada for Startups in 2026, for the 7th Consecutive Year (*StartupBlink*)
- Ranked #1** Top Small City Worldwide in Energy & Environmental Ecosystems in 2025 (*StartupBlink*)
- Ranked #1** Best City Access to Amenities in Ontario in 2024 (*Globe and Mail*)
- Ranked #1** Best Cities for Students in Canada in 2023 (*HelloSafe*)
- Ranked #2** Ontario’s Trending Cities for Renters in 2025 (*Rent Cafe*)
- Ranked #5** Best Place to Live in Ontario in 2024 (*uhomes.com*)
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future*, 2018