

\$995,000 - 479 Princess Street, Kingston (east Of Sir John A. Blvd)

MLS® #X12131307

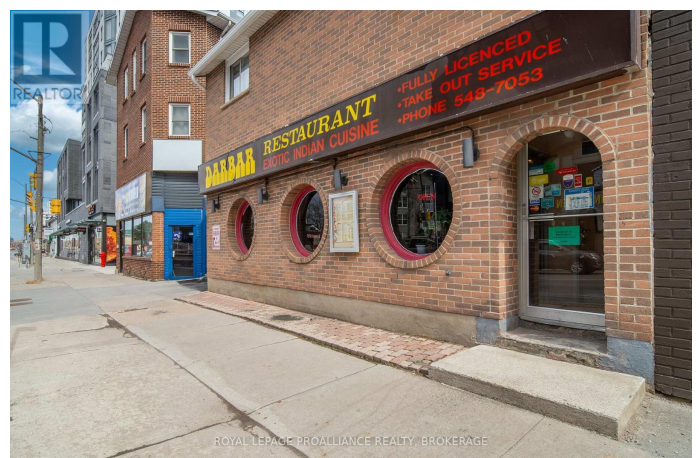
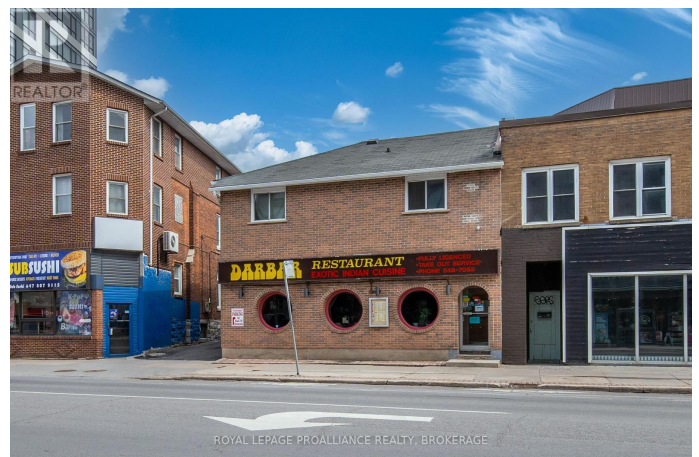
\$995,000

0 Bedroom, 0.00 Bathroom, 3,115 sqft

Retail on 0.00 Acres

22 - East of Sir John A. Blvd, Kingston (east Of Sir John A. Blvd), Ontario

Located in the heart of downtown Kingston, 479 Princess Street presents a versatile mixed-use investment opportunity with 3,115.06 sq ft of total interior space with 1,077 sq ft of basement area. Zoned WM1, the property permits a wide range of residential and commercial uses, including restaurant, retail, office, and apartment dwellings. The main floor is leased to a long term tenant on a month to month lease and features a fully equipped restaurant, including a spacious kitchen, dining areas, walk-in freezer, with washrooms on the 2nd floor. The second floor includes one x 5 bedroom residential unit, 2 x bathrooms, and in-suite laundry. The basement offers over 1,000 sq ft of dedicated storage space, ideal for operational or tenant use. This high-visibility property is strategically positioned along a major commercial corridor, benefiting from strong pedestrian and vehicular traffic, and surrounded by new development, and is well-suited for investors or owner-operators seeking stable returns and long-term value. Residential apartment is currently managed by Frontenac Property Management and is listed at \$4875/month + utilities. (id:6289)



Essential Information

Listing #	X12131307
Price	\$995,000
Bathrooms	0.00
Square Footage	3,115
Acres	0.00
Type	Retail

Community Information

Address	479 Princess Street
Subdivision	22 - East of Sir John A. Blvd
City	Kingston (east Of Sir John A. Blvd)
Province	Ontario
Postal Code	K7L1C3

Interior

Heating	Other
Cooling	Partially air conditioned

Exterior

Lot Description	30.5 x 107.71 FT
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Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE
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Listing information last updated on October 18th, 2025 at 11:16pm EDT