

\$4,999,000 - 641 Princess Street, Kingston (central City East)

MLS® #X12356113

\$4,999,000

0 Bedroom, 0.00 Bathroom, 1 sqft

Multi-family on 0.74 Acres

14 - Central City East, Kingston (central City East), Ontario

Prime infill development opportunity at the corner of Princess Street and Victoria Street which includes Four (4) separate parcels (641& 647 Princess St and 575 & 575 Victoria Street), located within Kingston's designated intensification corridor. Pre-Application report on file, completed by Fotenn Consulting (from July 2025), and has received initial support by Planning Staff of the City of Kingston. Initial plans suggest a mix of commercial and residential uses at grade and new residential units to be built out above, which meaningfully integrates the Williamsville Main Street policy and provides a new building that is compatible with the existing built form and heritage context of the area. Description of proposal: Pre-application proposal to construct a 6-storey mixed-use building, featuring approximately 116 new residential dwelling units and 555 square metres of ground floor commercial space oriented along Princess Street, on the lands municipally known as 575-577 Victoria Street and 641-647 Princess Street. Parking for the subject property will be provided through one level of underground parking, with a total of 54 vehicular parking spaces, and 2 above-grade loading spaces. Access to the underground parking area, and loading spaces, will be provided via Victoria Street with as much separation as possible provided from the intersection. The existing



2-storey Heritage building (currently leased by The Yellow Deli) is proposed to be retained, with partial demolition of the addition along the Victoria Street and Princess Street frontages. Located in close proximity to Queen's University, Kingston Health Sciences Centre (formerly known as Hotel Dieu Hospital), and many of Kingston's tourist hub locations such as Springer Market Square, Memorial Centre and Agricultural Grounds, Confederation Basin and the Slush Puppie Place (sports entertainment facility). Further details on the attached information sheet. (id:6289)

Essential Information

Listing #	X12356113
Price	\$4,999,000
Bathrooms	0.00
Square Footage	1
Acres	0.74
Type	Multi-family

Community Information

Address	641 Princess Street
Subdivision	14 - Central City East
City	Kingston (central City East)
Province	Ontario
Postal Code	K7L1E4

Amenities

Features	Irregular lot size
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Interior

Heating	Other
Cooling	None

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE
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