

# \$749,900 - 1348 Princess Street, Kingston (west Of Sir John A. Blvd)

MLS® #X12477678

**\$749,900**

6 Bedroom, 3.00 Bathroom,  
Multi-family on 0.00 Acres

25 - West of Sir John A. Blvd, Kingston (west Of Sir John A. Blvd), Ontario

This fully tenanted triplex presents an exceptional investment opportunity in a highly convenient central location. The property features three spacious 2-bedroom units, each offering a full bathroom, in-suite laundry, and bright, functional layouts that attract quality tenants. Apartment #1 is rented for \$1,800/month, while Apartments #2 and #3 each rent for \$1,600/month. Tenants pay their own Heat and Hydro, with the Landlord covering Water and Sewer, ensuring straightforward management and consistent cash flow. Ideally situated near the Kingston Centre, downtown Kingston, Queen's University, and St. Lawrence College, this property provides excellent accessibility and strong rental demand. With easy transit access, close proximity to Highway 401, and nearby amenities including shops, restaurants, and Kingston's vibrant waterfront, 1348 Princess Street is a turnkey investment offering stability, convenience, and growth potential in one of Ontario's most desirable rental markets. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12477678 |
| Price     | \$749,900 |
| Bedrooms  | 6         |

|           |              |
|-----------|--------------|
| Bathrooms | 3.00         |
| Acres     | 0.00         |
| Type      | Multi-family |

## Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 1348 Princess Street                |
| Subdivision | 25 - West of Sir John A. Blvd       |
| City        | Kingston (west Of Sir John A. Blvd) |
| Province    | Ontario                             |
| Postal Code | K7M3E2                              |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Public Transit, Separate Heating Controls |
| Parking Spaces | 5                                         |
| Parking        | Attached Garage, Garage                   |
| # of Garages   | 2                                         |

## Interior

|              |                                                  |
|--------------|--------------------------------------------------|
| Appliances   | Water Heater, Dryer, Stove, Washer, Refrigerator |
| Heating      | Electric Baseboard heaters                       |
| Cooling      | None                                             |
| # of Stories | 2                                                |
| Has Basement | Yes                                              |
| Basement     | Separate entrance, Walk-up                       |

## Exterior

|                 |                            |
|-----------------|----------------------------|
| Exterior        | Vinyl siding               |
| Lot Description | 53 x 200 FT under 1/2 acre |
| Foundation      | Block                      |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE |
|----------------|--------------------------------------------|



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