

Rockwell
COMMERCIAL

FOR LEASE

449 Princess St.

KINGSTON, ONTARIO

Restaurant/Retail Opportunity

At the Centre of Kingston's Student Market



Rockwell Commercial
Real Estate, Brokerage

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com

Patio Rendering for Illustrative Purposes Only

Welcome to The 449

Property Details

Available Space	± 2,307.8 sf
Additional Rent	\$9.07 psf (est. 2026)
Utilities	Paid by tenant, separately metered (gas, electricity, water/sewer)
Electrical Services	200-amp, 600V, 3-phase electrical service. A transformer currently steps the service down to 200 amps at 120/208V, 3-phase for tenant use. additional electrical capacity is available at the 600V service.
Ventilation	Building permit application contemplated the installation of an ecologiser grease exhaust system with a silencer to accommodate grease-laden exhaust air. While some of the associated ductwork has been installed, the required mechanical equipment was never installed and is not currently in place. Must be independently verified.
HVAC	Two (2) 4-ton packaged units (one rooftop, one split located in basement) providing both heating and cooling.
Parking	One (1) parking space included
Loading	North-east entrance
Signage	Fascia and window signage
Available	Immediate

Benefit from Queen's University, Downtown & Daily Foot Traffic

Situated along one of Kingston's primary commercial corridors, 449 Princess Street offers a ground-floor commercial opportunity within a well-established mixed-use building. The space benefits from excellent visibility, prominent street frontage, established commercial activity and access to a large student, residential and professional population.

The premises are currently improved with **existing restaurant infrastructure**, including a **patio opportunity**, ideally located for food and beverage operators seeking a space with elements already in place.

Surrounded by a diverse mix of restaurants, retailers, service businesses, and residential density, the property benefits from **consistent pedestrian activity** generated by nearby residential density, **Queen's University** and the broader downtown core. Ongoing municipal investments along Princess Street are expected to enhance the streetscape and pedestrian experience, further contributing to the area's long-term appeal.

449 Princess Street presents an opportunity to establish a presence in a **student oriented Kingston location** with strong visibility, a **built-in customer base**, and flexibility to accommodate a variety of commercial uses.

Base Rent

\$39.95 psf + HST

For more information, please contact:

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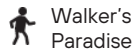
Patio Rendering for Illustrative Purposes Only

Be Apart of Kingston's Entertainment District

The Highlights

- 500 m (±5-minute walk) to Queen's University
- Located within "The Hub" student entertainment district
- Surrounded by student residences and high-density housing
- Strong day and evening pedestrian activity
- Walking distance to restaurants, cafés, bars, retail, and services
- Access to a large student, residential, and professional population
- Situated along one of Kingston's primary commercial corridors
- Convenient access to Downtown Kingston

98



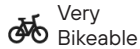
Daily errands do not require a car

57



Many nearby transportation options

92



Daily errands can be accomplished on a bike

Traffic Count

Princess Street at Division Street*	
N/S 16,165	E/W 15,226

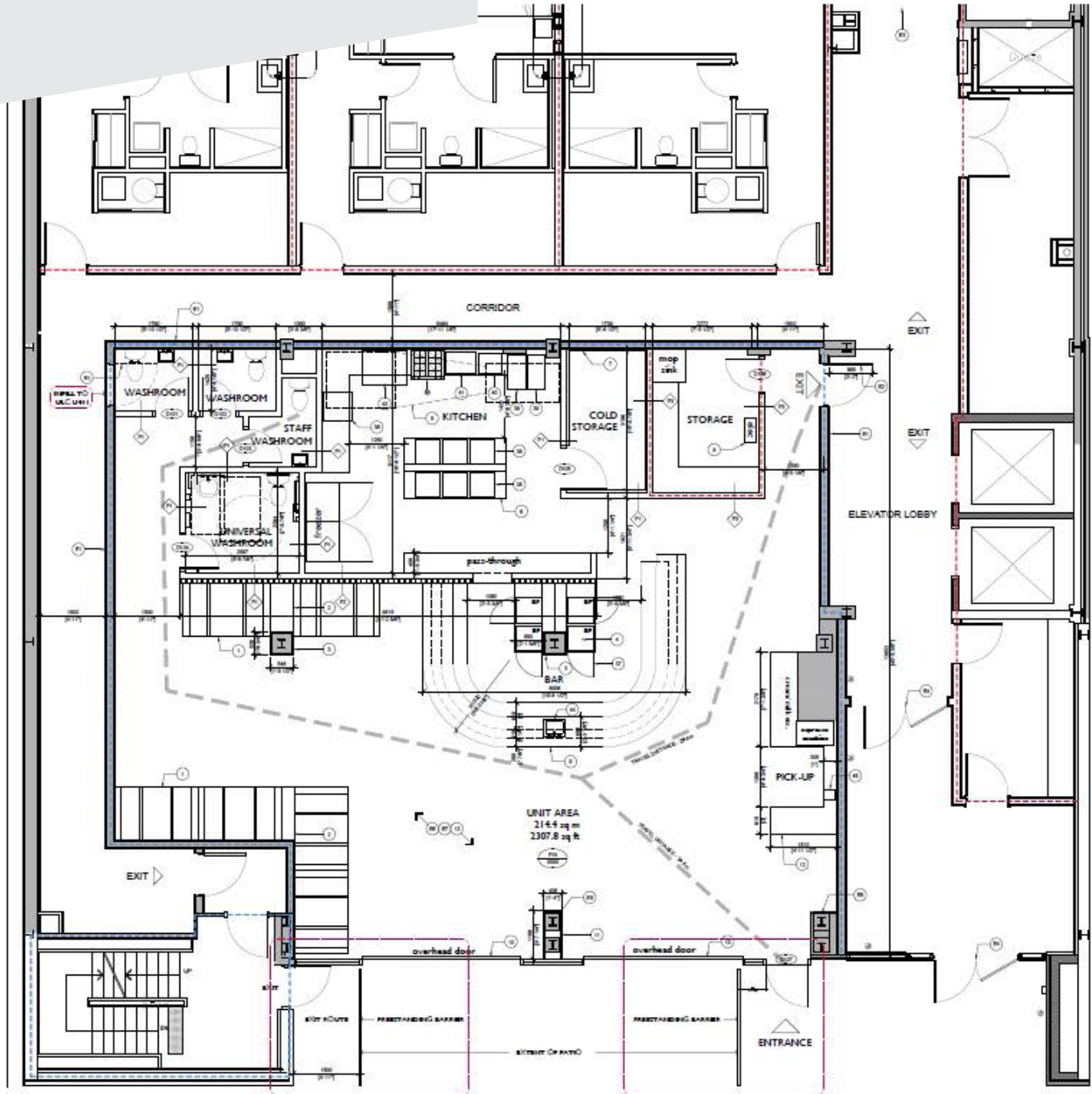
*Source: AADT 2024



Nearby Residential Developments Overview

- | | | |
|-------------------------------------|--|--|
| 1. Geo Kingston
343 Units | 5. 168 Division St.
35 Units | 9. The Frontenac
71 Units |
| 2. Unity Point
204 Units | 6. 720 Princess St.
68 Units | 10. City Flats
24 Units |
| 3. Unity Place
195 Units | 8. The 449
31 Units | 11. Crown Condos
182 Units |
| 4. Sage Living
325 Units | 11. Foundry Princess
144 Units | 12. 600 Princess St.
176 units |

Available Suite





Contact Information

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