

440-462 KING STREET WEST  
A Landmark Development Opportunity  
Kingston ON



OFFERED AT \$9,700,000



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**CENTURY 21.**  
Heritage Group Ltd.



440–462 King Street West presents a rare opportunity to acquire a significant, centrally located landholding along one of Kingston’s most prominent corridors. Ideally positioned just minutes from Queen's University, the downtown core, and the waterfront, this property sits at the intersection of the city’s academic, cultural, and urban activity.

Defined by its scale, frontage, and prime location, the site offers exceptional potential for redevelopment, land assembly, or long-term strategic investment. Opportunities of this magnitude are increasingly scarce in Kingston’s evolving urban landscape.

Surrounded by a dynamic mix of institutional, residential, and commercial uses, the property is well suited for a range of development concepts, including multi-residential, purpose-built rental, student housing, mixed-use projects, or boutique condominium development (subject to approvals).

Kingston continues to experience strong population growth and sustained demand for housing, driven by institutional expansion and limited supply of centrally located development sites. This property is exceptionally well positioned to capitalize on these market fundamentals.



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With increasing emphasis on urban intensification and walkable communities, 440–462 King Street West represents a strategic acquisition for developers and investors seeking scale, flexibility, and long-term value in one of Eastern Ontario’s most stable and supply-constrained markets.

### **EXECUTIVE SUMMARY**

An exceptional opportunity to acquire two strategically located properties in Kingston’s core, offered together or individually, with significant redevelopment potential.

### **KEY HIGHLIGHTS**

- Prominent frontage along King Street
- Multiple structures with redevelopment potential
- Institutional zoning (with potential for rezoning)
- Strong positioning for multi-residential or mixed-use development
- Proximity to downtown, waterfront, and major amenities



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## LOCATION ADVANTAGES

- Central Kingston location
- Waterfront
- Minutes to downtown and the waterfront
- Close proximity to Queen's University and major institutions
- Strong rental demand from student, professional, and institutional users
- Access to key transportation routes

## DEVELOPMENTAL POTENTIAL

- Multi-residential apartment development
- Condominium projects
- Townhome communities
- Mixed-use commercial/residential

(All subject to applicable approvals.)



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## MARKET OPPORTUNITY

Kingston's growth continues to be driven by institutional expansion, population increases, and limited housing inventory—particularly in central locations—supporting strong long-term demand and investment potential.

## FINANCIAL CONSIDERATIONS

- Market-aligned pricing
- Potential for phased development
- Strong long-term appreciation outlook
- HST applicable in addition to the purchase price



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For further information, including additional documentation, please contact the listing agent. Certain materials may be provided upon execution of a confidentiality agreement (NDA).

For property access or to arrange a private viewing, please contact:



**Sandra McKenna**

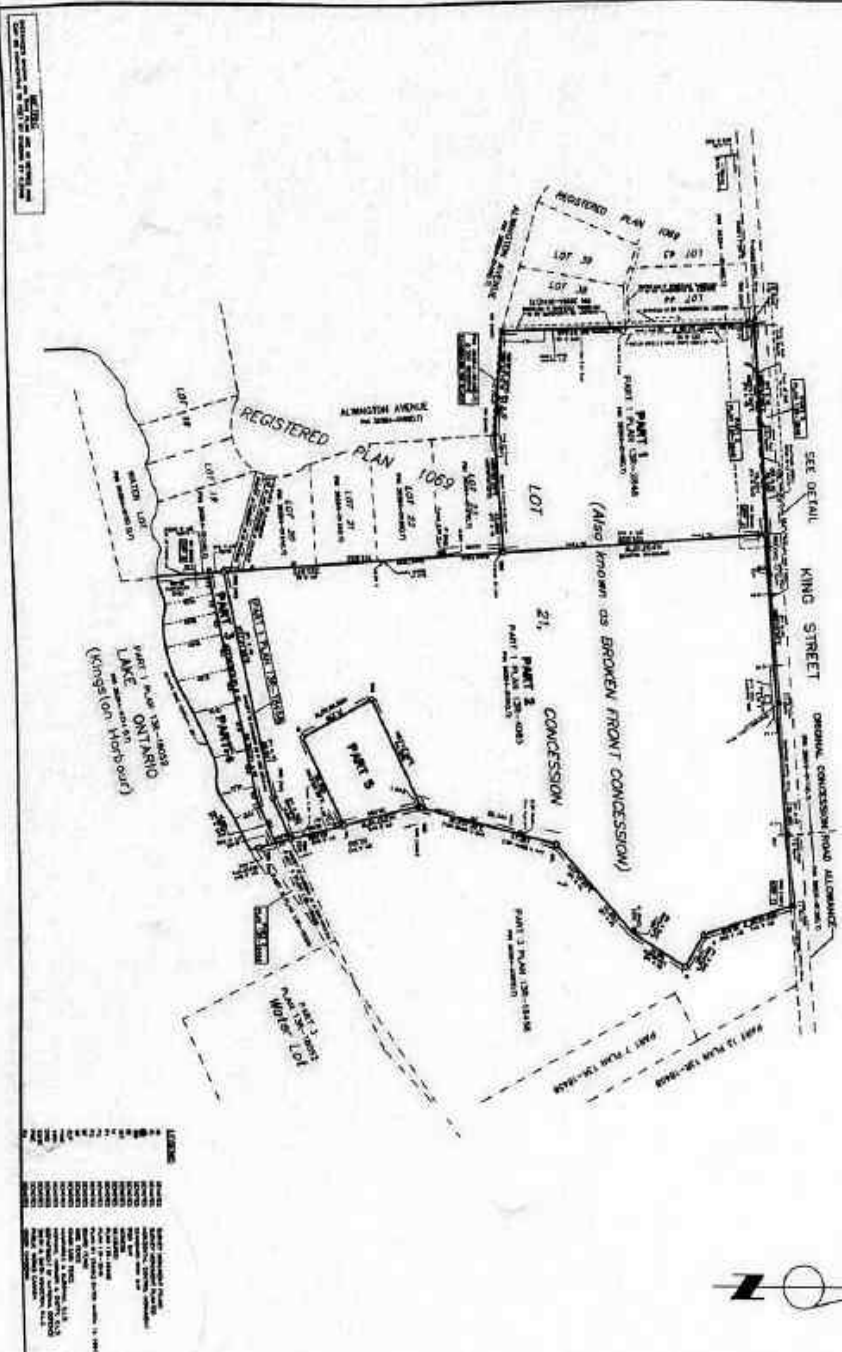
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PLAN 138-005  
 Block 36, 36B  
 Kinross Land  
 2024-08-27

LOT	DATE OF LOT	CONVEYANCE	AREA	REMARKS
1	1988	...	...	...
2	1988	...	...	...
3	1988	...	...	...

PART OF SURVEY OF  
 PART OF LOT 21  
 CONCESSION 1  
 (Also Known as BROKEN FRONT  
 CONCESSION)  
 CITY OF KINOSTON  
 COUNTY OF FRONTENAC  
 (HEREIN: COUNTY & CITY: SHARED; LANDS: INC.)  
 SCALE: 1:250

**ADDITIONAL DATA**

REGISTERED PLAN NO.	1069
REGISTERED PLAN DATE	2024-08-27
REGISTERED PLAN AREA	...
REGISTERED PLAN REMARKS	...

**NOTES**

1. The boundaries shown on this plan are based on the registered plan and field measurements.
2. The concession is shown as a dashed line.
3. The lot numbers and concession numbers are as shown on the registered plan.
4. The area of the concession is ...
5. The area of the lot is ...

**REGISTERED**

**REGISTERED PLAN 1069**

**REGISTERED PLAN DATE: 2024-08-27**

**REGISTERED PLAN AREA: ...**

**REGISTERED PLAN REMARKS: ...**

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**REGISTERED PLAN DATE: 2024-08-27**

**REGISTERED PLAN AREA: ...**

**REGISTERED PLAN REMARKS: ...**

KINROSS LAND  
 1000 ...  
 KINROSS, ONTARIO  
 CANADA