

FOR SALE

Prime Downtown Residential/Commercial Opportunity

973.95 SQ FT



274 Wellington Street
Kingston, ON

\$550,000

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Property Overview

- **Premises:** 973.95 sq ft
- **Location:** Located in the heart of downtown Kingston
- **Property Taxes:** \$2,986.20 (2024)
- **Zoning:** DT2 (2022-62 Zoning bylaw)
- **Lot Frontage:** 23.18 ft
- **Lot Depth:** 75.71 ft
- **Bedrooms:** 1 Bedroom on main floor, 1 living/bedroom on second floor
- **Bathrooms:** 2 x 2 Piece bathroom on main floor, 1 x 3 piece bathroom on 2nd floor
- **Electrical:** TBD
- **Heating:** Gas - Forced Air Closed
- **Cooling:** None
- **Hot Water Tank:** Hot water on demand
- **Roof:** Metal

Notes: Please note this building has a heritage site designation. There is also a paved area at the rear of the building.



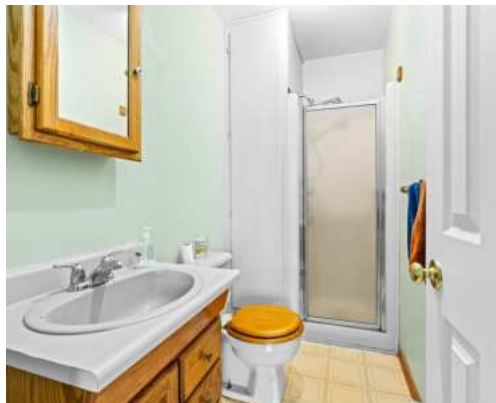
PROPERTY OVERVIEW

Property Photos

Main Floor Unit



Second Floor Unit



Zoning Overview

ZONING OVERVIEW

Use	DT1, DT2	Use	DT1, DT2
Residential		service station	●
apartment building	●	grocery store	●
dwelling unit in a mixed use building	●	funeral establishment	●
stacked townhouse	—	hotel	●
townhouse		laboratory	—
Non-residential		laundry store	●
animal care	●	library	●
automobile sales establishment	●	museum	●
banquet hall	●	office	●
building supply store	●	personal service shop	●
commercial parking lot	●	place of worship	●
community centre	●	public market	●
club	●	recreation facility	●
creativity centre	●	repair shop	●
day care centre	●	restaurant	●
department store	●	retail store	●
entertainment establishment	●	special needs facility	—
financial institution	●	training facility	●
fitness centre	●	transportation depot	●
		transportation terminal	●
		wellness clinic	●

DT2: Downtown Zoning (Bylaw 2022-62)

Unlock the full potential of downtown Kingston with DT2 zoning—designed to support vibrant, mixed-use development in the city’s core. This flexible zoning allows for a wide range of uses, including residential apartments, retail shops, restaurants, offices, boutique hotels, studios, and more. With generous height allowances up to 17 metres and minimal setback and parking requirements, DT2 zoning is ideal for dynamic, pedestrian-friendly projects. Whether you’re envisioning a lively storefront, a modern office space, or a multi-unit residential building, DT2 offers the versatility to bring your vision to life.

Floor Plan & Location Map

Main Floor Unit



Second Floor Unit



FLOOR PLAN & LOCATION MAP