

FOR SALE

MULTI-RESIDENTIAL DEVELOPMENT OPPORTUNITY

627 Princess St.
& 518 Albert St.
Kingston, ON

AERIAL TOUR



CONCEPTUAL RENDERING

\$1,289,000

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**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage



STRATEGIC DEVELOPMENT OPPORTUNITY: WILLIAMSVILLE MAIN STREET CORRIDOR

This premier infill offering features two separately deeded parcels sold as a single package within one of Kingston's most sought-after intensification zones.

The primary site at 627 Princess Street provides a high-visibility footprint with the distinct advantage of secured municipal approvals for a six-storey residential building. This approved project includes 45 units and 62 bedrooms, featuring a versatile mix of bachelor, one-bedroom, one-bedroom plus den, and two-bedroom layouts. With plans already accounting for seven surface parking spaces and resident amenity areas, the secured entitlements significantly accelerate the development timeline while reducing both capital risk and municipal red tape.

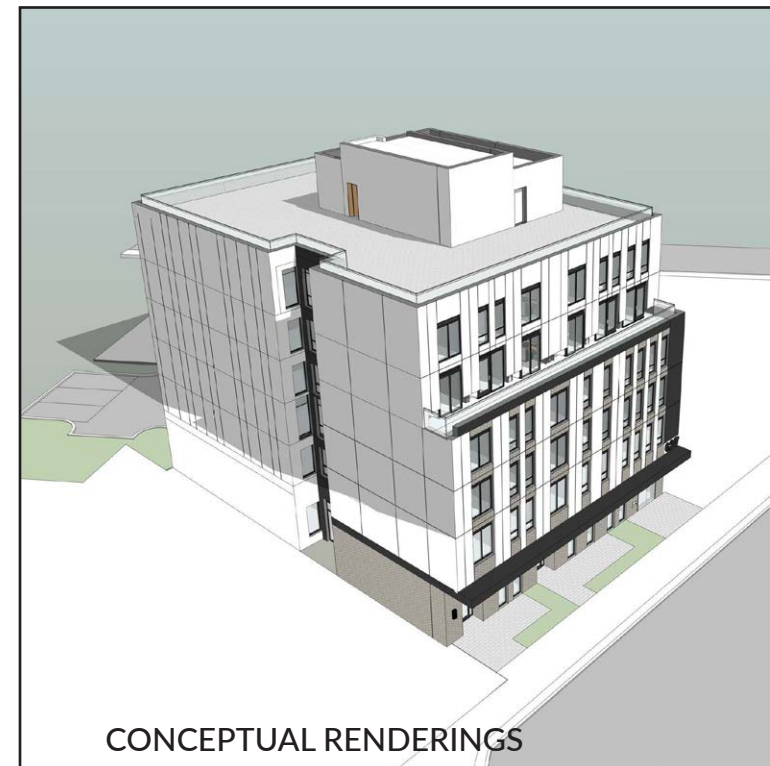
Directly adjacent, 518 Albert Street offers the immediate potential to construct a four-unit multifamily property under current zoning regulations, providing an excellent opportunity to scale density in a high-demand area.

These properties are situated in a prime location just steps from Queen's University, major retail hubs, and premier healthcare institutions such as Kingston Health Sciences Centre and Hotel Dieu Hospital. As one of the last remaining development-ready opportunities along the rapidly modernizing Princess Street corridor, this offering is perfectly positioned to serve a rental market defined by record-low vacancy rates and a growing population of students and healthcare professionals. A comprehensive due diligence package is available to qualified purchasers upon the completion of a confidentiality agreement.



SITE DETAILS:

CIVIC ADDRESS:	627 Princess Street, Kingston, ON, K7L 1E2	518 Albert Street, Kingston, ON, K7K 4M4
PROPERTY TYPE:	Commercial/Redevelopment	Residential/Redevelopment
LEGAL DESCRIPTION:	PLAN A12 LOT 562 AND RP 13R7848 PART 4	PLAN A12 PT LOTS 561 AND 563 RP 13R7848 PARTS 1 AND 2
ARN:	101105003002800	101105003001900
PIN:	360720524	360720517
SITE AREA:	+/- 0.212 acres (9,235.43 sf)	+/- 0.119 acres (5,198.96 sf)
FRONTAGE:	+/- 62.0 ft	+/- 49.97
OFFICIAL PLAN:	Main Street Commercial	Residential
ZONING:	WM1 - Williamsville Zone 1 (By-law 2022-62)	UR5 - Urban Residential 5 (By-Law 2022-62)
REALTY TAXES:	\$15,740.86 (2025)	\$4,748.45 (2025)
SERVICES:	All municipal services available to site	All municipal services available to site



CONCEPTUAL RENDERINGS



▶ All information provided is deemed reliable but is not guaranteed and should be independently verified.



**Downtown
Kingston**

**Queens
UNIVERSITY**

**KCH
Kingston**

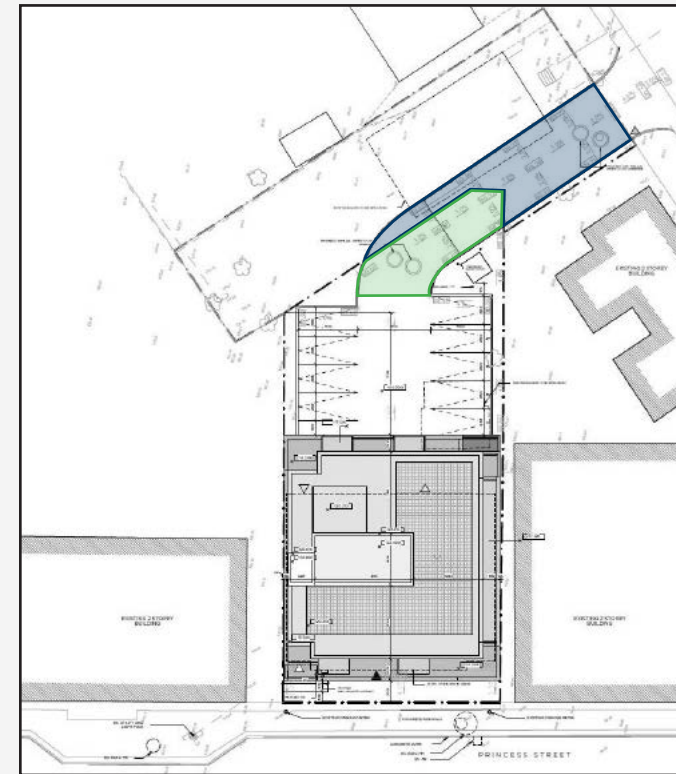
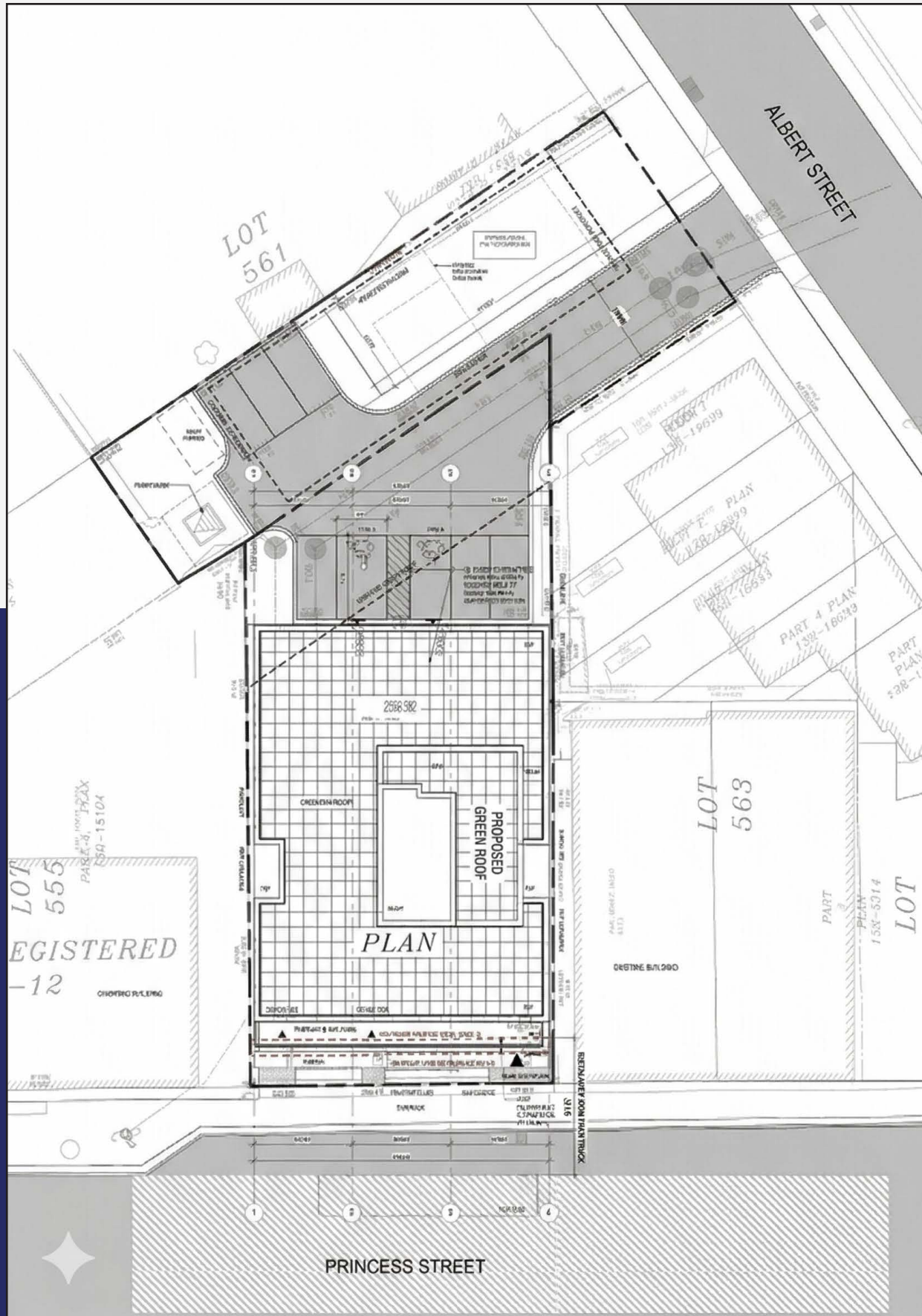
ALBERT STREET

PRINCESS STREET

SUBJECT
PROPERTY

Gigales

PROPOSED DEVELOPMENT PLAN



Approved easements for vehicular access off Albert Street.

627 PRINCESS STREET

Proposed concept details:

- +/- 33,523.62 sq ft of above grade finished space
- 6 storeys
- 4,854.5 sq ft of common amenity space
- +/- 7 parking spaces, and 46 bike lockers

Proposed Unit Mix:

Bachelor	1
1 Bedroom	16
1 Bedroom + den	4
2 Bedroom	17
TOTAL UNITS	45
TOTAL BEDROOMS	62

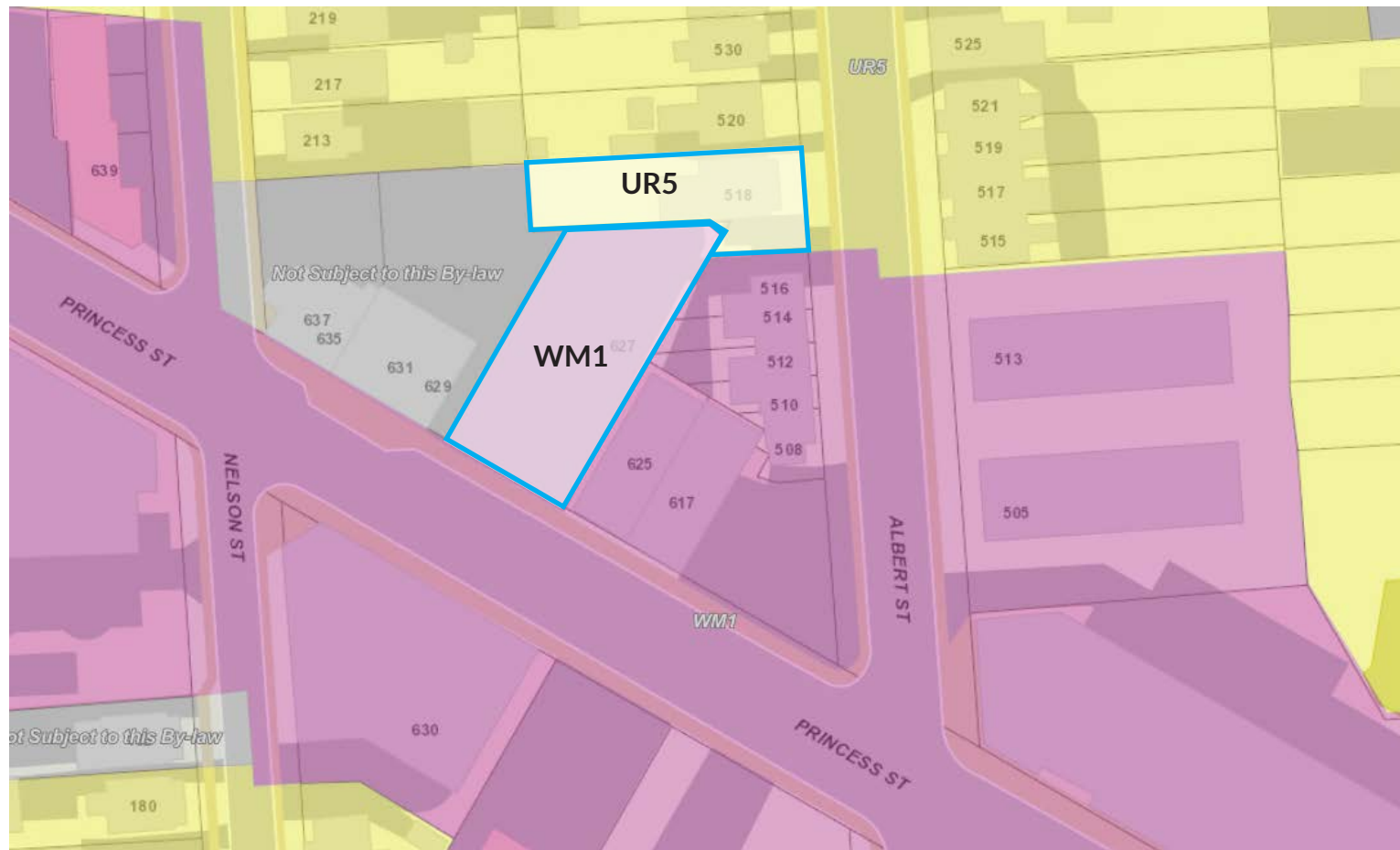
518 ALBERT STREET

Proposed concept details:

- A 4 unit multi-family building consisting of a basement unit, a ground floor unit and two 2-storey units on the third and fourth floors.

Proposed Unit Mix:

3 Bedroom	4
TOTAL UNITS	4
TOTAL BEDROOMS	12



WM1: Williamsville Zone 1

The Williamsville Zone 1 (WM1) is a specialized mixed-use designation tailored for the Williamsville Main Street corridor. This zone is designed to transform the area into a vibrant, mid-rise urban environment that supports both commercial activity at the street level and residential density above. Under By-Law 2022-62, the WM1 zone generally permits building heights of up to 6 storeys (approximately 20 metres), promoting a pedestrian friendly environment, while allowing for significant housing intensification.

Permitted Uses for WM1 include:

- Apartment buildings, long-term care homes, retirement homes, and dwelling units within a mixed-use building.
- Retail stores, restaurants, personal service shops (e.g., salons), offices, medical clinics, and financial institutions.
- Daycares, community centres, and galleries or studios.

UR5: Urban Residential Zone 5

The Urban Residential Zone 5 (UR5) is a high-density residential classification typically applied to established urban areas where larger-scale housing is appropriate. UR5 is intended to accommodate a variety of multi-unit housing forms. This zone reflects the city’s commitment to providing diverse housing options, ensuring that urban land is used efficiently near transit and services.

Permitted Uses for UR5 include:

- Apartment buildings, townhouses (row dwellings), and stacked townhouses.
- Group homes, secondary residential units (e.g., basement apartments), and third residential units (e.g., garden suites or coach houses).
- Home occupations (small-scale businesses operated from a home), daycares (small-scale), and certain community-oriented public uses.



THE CHANGING FACE OF WILLIAMSVILLE:

The subject property is located on the western end of the Williamsville neighbourhood, where a large number of Multi Residential and Condominium developments are in various stages of completion; under construction; or pending final approval. The neighbourhood continues to see and anticipate significant new developments in the near future.

In addition, the surrounding residential neighbourhoods have seen some newer in-fill housing and many area houses have been updated and/or expanded. Recently, the Williamsville Main Street Reconstruction Project has commenced which include upgrades and improvements to the roads, curbs and sidewalks with the inclusion of new bike lanes. The sanitary and storm sewers are also being upgraded.

Walk Score
94

Daily errands do not require a car

Bike Score
92

Daily errands can be accomplished on a bike



CONTACT INFORMATION



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We are experts in commercial real estate sales and leasing and deliver results through fully integrated and insight driven services that can support your overall business strategy.



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