



# For Sale

## 170 Queen St, Kingston, ON

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# Key Highlights

## The Offering

Rockwell Commercial is pleased to present 170 Queen Street, a rare opportunity to acquire a prominent, two-storey commercial asset in the heart of downtown Kingston. Encompassing ± 20,765 square feet of gross floor area and situated on a ± 15,417 square foot lot, the property features flexible DT2 zoning with a broad range of permitted residential and commercial uses. Vacant and ready for repositioning, the building is well suited for office, institutional, or mixed-use redevelopment. Located steps from Kingston’s waterfront, Queen’s University, and major civic institutions, this offering is ideally positioned to benefit from the area’s strong fundamentals and continued growth.

## Poised For Growth

Kingston continues to experience strong growth, having seen a 7.1% population increase between 2016 and 2021. The city now boasts an estimated population of over 135,000 residents, serving as the largest centre between the GTA, Ottawa, and Montreal. The Kingston CMA population has grown to approximately 175,000, with City projections anticipating a 32% population increase by 2051.

Anchored by a diversified economy and highly educated workforce, Kingston offers a stable and resilient environment for office investment. Major employers include Queen’s University, Kingston Health Sciences Centre, the Royal Military College of Canada, multiple levels of government, and a growing cluster of technology and clean-tech firms. With two-thirds of the population holding post-secondary degrees, Kingston is home to one of the most educated workforces in the country — a key driver of downtown office demand.

The city continues to attract significant private and public sector investment. Umicore Rechargeable Battery Materials Canada Inc. is advancing construction on a \$2.76 billion manufacturing facility in nearby Loyalist Township, expected to create over 600 high-paying jobs and stimulate regional economic activity. Kingston’s downtown core remains a key employment, education, and service hub for the region, reinforcing strong fundamentals for long-term office occupancy and investment performance.

- **Regional Growth Centre** between GTA, Ottawa, and Montreal
- **Diverse Employment Base** anchored by education, healthcare, and government
- **Major Economic Investments** driving job creation and business growth
- **Highly Educated Workforce** supporting office demand

## Site Details

Address	170 Queen Street, Kingston, ON
Legal Description	PLAN OS PT LOTS307,308,314, 315 B209
PIN	360490182
Site Area	± 15,417 sf
Site Coverage	± 76%
Final Property Taxes	\$76,689.69 (2024)
Zoning	DT1 - Downtown Zone 1 (By-Law 2022-62)
Of icial Plan Designation	Central Business District (CBD)
Easements	Right-of-Way off Montreal Street
Property Tax	\$76,689.69 (2024 full)
Site Services	Municipal

## Highlights

- ± 20,765 sf two-storey commercial building with ± 10 surface parking spaces
- Prime downtown location within walking distance of Queen’s University, Hotel Dieu Hospital and Kingston General Hospital
- Flexible DT2 zoning allows for a wide variety of residential and commercial uses
- Vacant possession allows for immediate occupancy or redevelopment
- Situated on a ± 15,417 sf site with ± 76% site coverage
- High-visibility corner with strong pedestrian and vehicle traffic
- Right-of-way access for parking and loading at the rear of the property
- Surrounded by amenities, transit connections, and a vibrant mix of professionals, students, and visitors





Building Details

Building Gross Floor Area	Main Level:	± 12,139 sf
	Second Level:	± 8,635 sf
	Total GFA:	± 20,765 sf
Year Built	Circa 1954	
Electrical	3 Phase 600 Volt / 600 Amp	
Heating & Cooling	8 Rooftop HVAC units	
Parking	± 10 open surface parking spaces	
Construction	Concrete block and steel + wood frame	
Foundation	Slab-on-grade	
Exterior	Facade: glass curtain wall with brick perimeter Side & Rear Walls: Concrete block with sections of aluminum siding.	
Roof	Flat	
Contents	Generally all contents can be either removed by the Seller or included in the purchase price	
Occupancy	Vacant	

Disclosure: The Seller hereby notifies all prospective buyers that the flat roofs are nearing their end of life and will require replacement by the buyer at its cost.

Zoning

DT2 Downtown Zone 2 (By-law 2022-62) allows for a broad range of uses, including the following:

Residential uses:

- Apartment building
- Dwelling unit in a mixed-use building

Non-Residential uses:

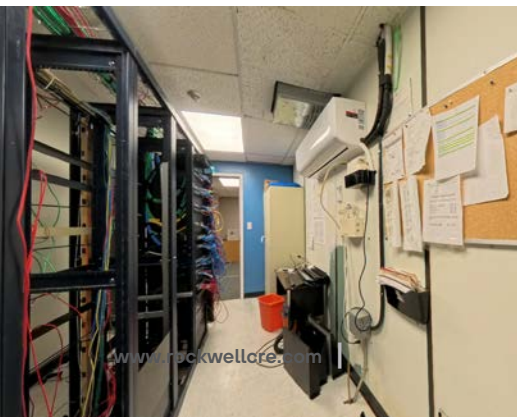
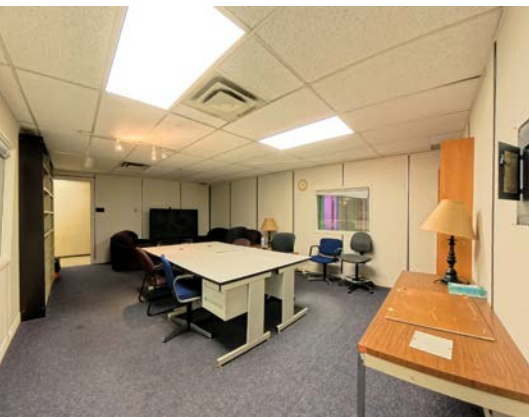
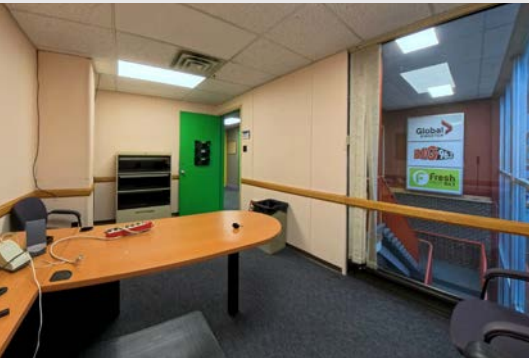
- Animal care
- Automobile sales establishment
- Banquet hall
- Building supply store
- Commercial parking lot
- Community centre
- Club
- Creativity centre
- Day care centre
- Department store
- Entertainment establishment
- Financial institution
- Fitness centre
- Gas station
- Grocery store
- Funeral establishment
- Hotel
- Laundry store
- Library
- Museum
- Office
- Personal service shop
- Place of worship
- Public market
- Recreation facility
- Repair shop
- Restaurant
- Retail store
- Training facility
- Transportation depot
- Transportation depot
- Transportation terminal
- Wellness clinic



First Level



Second Level





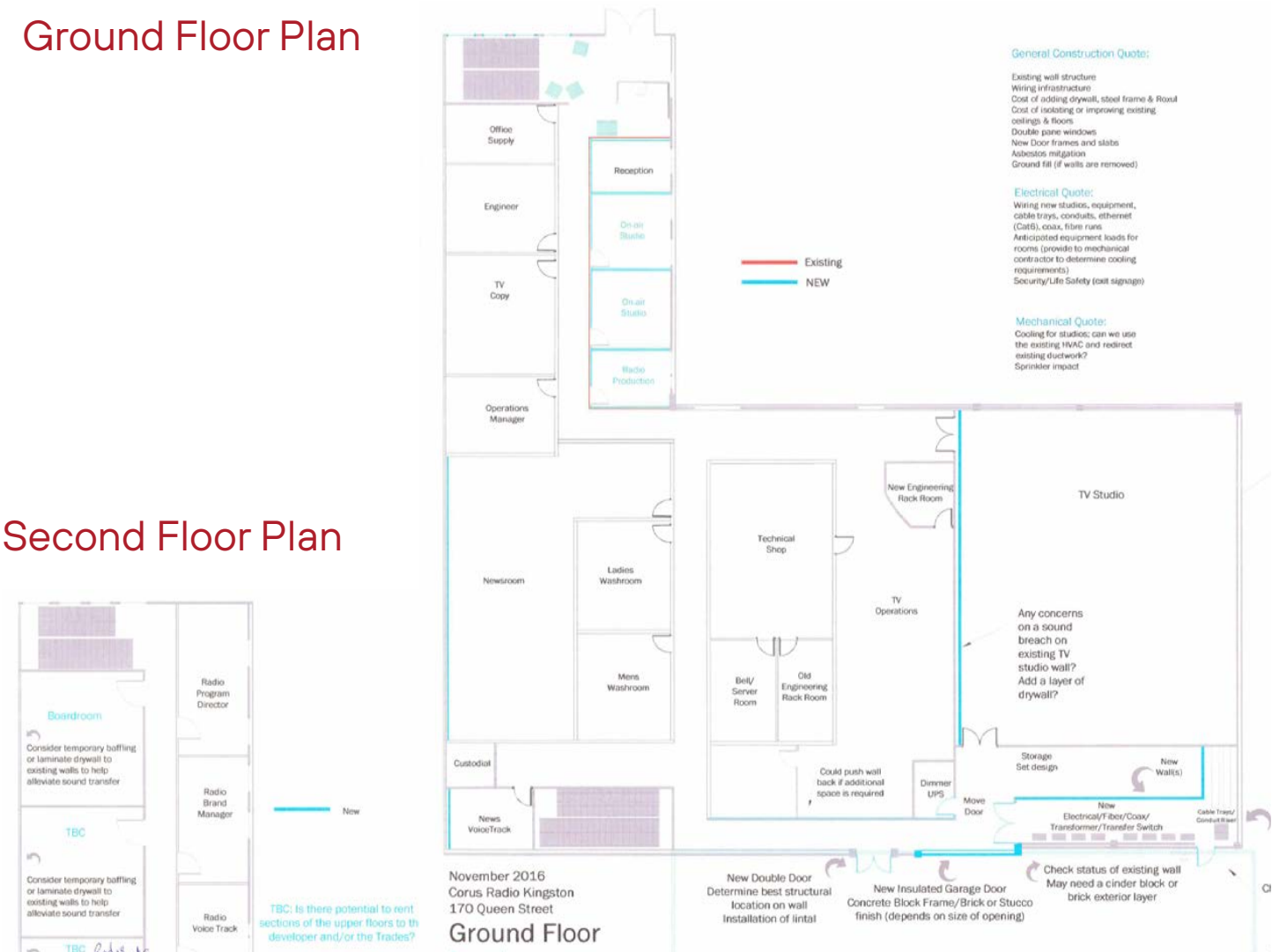
# Right-of-Way Easement



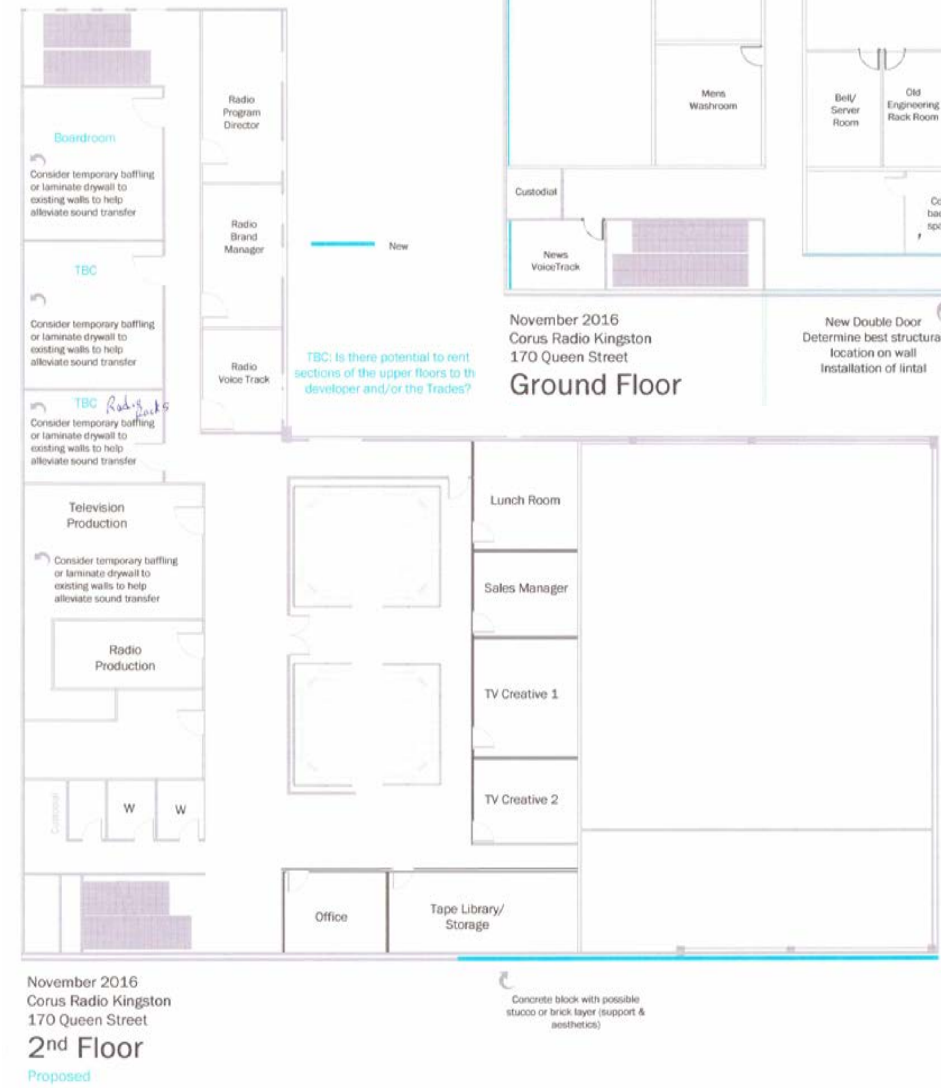
The subject property benefits from a registered right-of-way (ROW) traversing the rear portions of 30 Montreal Street and 207-211 Princess Street. This ROW, extending approximately 96 feet westward from Montreal Street, features an irregular configuration and encompasses approximately 1,730 square feet. The easement provides vehicular access to the subject property's southern parking and loading facilities. Reciprocal access rights over portions of this ROW are granted to both adjacent properties (30 Montreal Street and 211 Princess Street).

# Floor Plans

## Ground Floor Plan



## Second Floor Plan







Floor plans shown do not depict the current building layout and are for reference only.



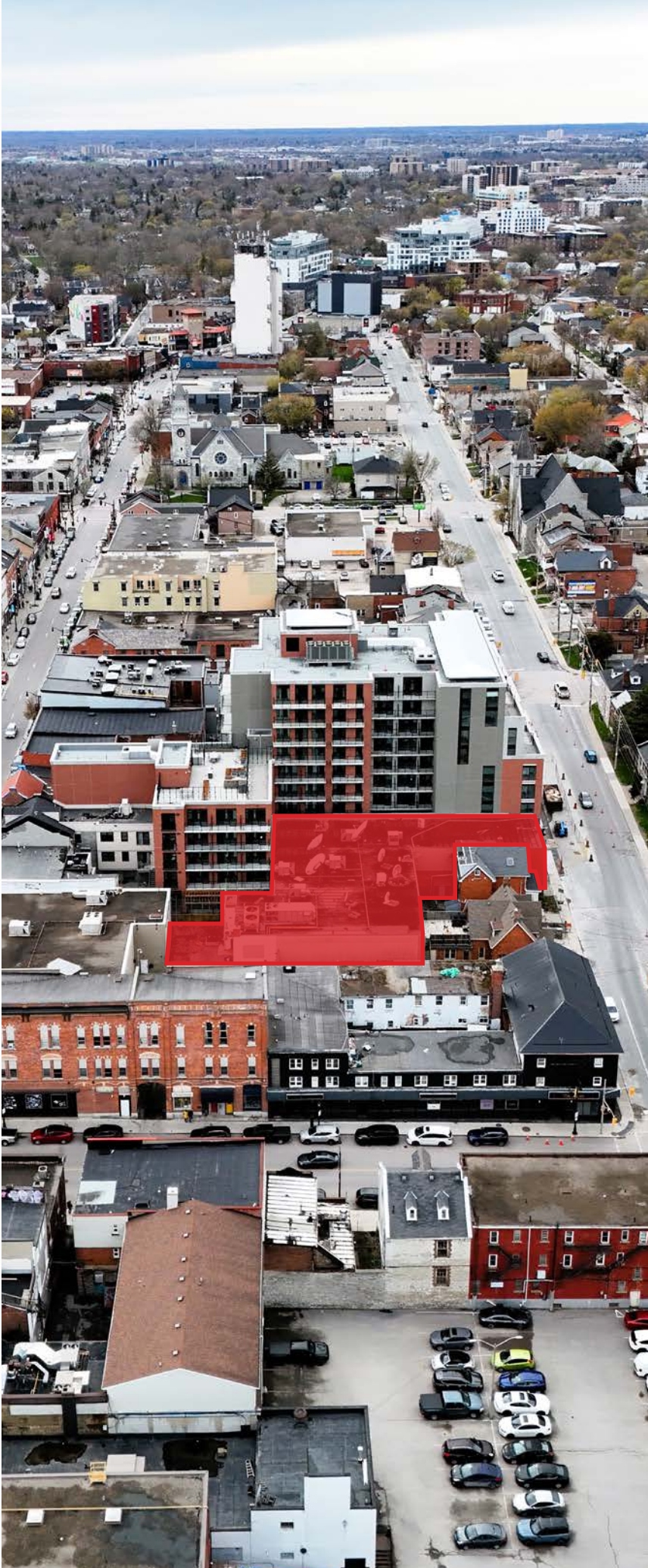
# Location Overview

## Downtown Kingston Demographics

-  **15,363**  
Population
-  **39**  
Median Age
-  **8,240**  
Total number of households
-  **\$78,991**  
Median after-tax income of household in 2020

Located in the heart of Kingston's historic downtown, the property offers prime access to government offices, Queen's University, Kingston Health Sciences Centre, and a wide range of shops, restaurants, and waterfront amenities. The area is a key employment, education, and cultural hub, drawing a mix of professionals, students, and visitors. Walkable streets, strong public transit links, and proximity to Highway 401 ensure excellent connectivity across the city and region.

- **Prime Downtown Location** steps to waterfront, shops, and services
- **Major Employment Hub** anchored by government, healthcare, and education
- **Highly Walkable Core** with strong transit connections
- **Proximity** to Queen's University and Kingston General Hospital
- **Vibrant Urban Centre** attracting professionals, students, and visitors



## Downtown Amenities

### Retail

- |                      |                        |
|----------------------|------------------------|
| 1. Becker's Shoes    | 15. Shoppers Drug Mart |
| 2. Bulk Barn         | 16. Staples            |
| 3. Circle K          | 17. Trailhead          |
| 4. Cook's Fine Foods | 18. Urban Outfitters   |
| 5. Dollar Tree       | 19. Wine Rack          |
| 6. Dollarama         |                        |
| 7. Food Basics       |                        |
| 8. Hatley Boutique   |                        |
| 9. LCBO              |                        |
| 10. Lululemon        |                        |
| 11. Metro            |                        |
| 12. Roots            |                        |
| 13. Runner's Choice  |                        |
| 14. Running Room     |                        |

### Food & Beverage

- 1. Balzac's
- 2. Freshii
- 3. Jack Astor's
- 4. Lone Star
- 5. McDonald's
- 6. Milestones
- 7. Quesada
- 8. Starbucks

- 9. The Keg
- 10. The Works
- 11. A&W

### Entertainment

- 1. "The Hub" Student Entertainment District
- 2. The Grand Theatre
- 3. The Screening Room



# Downtown Kingston

## Where history and innovation thrive

Downtown Kingston offers a unique blend of rich history, urban vibrancy, and a thriving waterfront lifestyle. Home to more than 700 national and local storefronts, restaurants, and entertainment venues, the downtown core delivers exceptional shopping, amenities, and cultural experiences. Set against the backdrop of Kingston's historic skyline and the shores of Lake Ontario, the area provides abundant green spaces and scenic recreation. With a strong sense of community and a diverse mix of residents, students, and visitors, downtown Kingston remains a dynamic hub for business, living, and tourism.

Downtown Kingston is more than a commercial core — it's the heart of the city's cultural and community life. From large-scale concerts and waterfront celebrations to long-standing seasonal traditions, the area draws thousands each year to experience its rich mix of music, markets, and festivals. Springer Market Square plays host to winter festivities like New Year's Eve and outdoor skating, as well as the historic Kingston Public Market — one of the oldest in Ontario. Annual highlights like the Princess Street Promenade, Kingston Buskers Rendezvous, and the Poker Run bring the streets to life with performances, vendors, and community engagement. From seasonal celebrations to national moments, downtown Kingston offers a unique vibrancy that continues to draw people, business, and opportunity year-round.



Princess Street Promenade  
@chloeliuphotography

# Growth & Development



## Nearby Developments

With the approved Homestead residential towers, Crown Condominium and other proposed mixed-use developments in the immediate area - there continues to be a significant increase of residents to the neighbourhood.

Homestead's 23-storey development, The Madeleine, located at 18 Queen St. is currently under construction and will include 153 residential apartments, over ± 30,000 of fully occupied office space plus ground floor commercial space.

Homestead's phase 2 development (19 storeys) will add an additional ± 200 residential apartments plus ground floor commercial space.

The Crown Condo's Development located on the same block, located

at 223 Princess St. and is currently under construction and will include 182 residential condos and ground floor commercial space.

IN8's development newest proposed development at 64 Barrack St. is 25-storeys with a 3-storey podium and consists of a proposed ± 287 residential units and ground floor commercial space.

The development proposed at 279 Wellington St. consists of a 14-storey, 158 unit apartment building with 5 levels of structured parking.

A residential conversion is also proposed at 259 King St. E., repurposing two existing office buildings into 85 residential units, supported by 46 parking spaces (including car share and visitor stalls) and 87 bicycle spaces.

## Nearby Parking

Name	Nº Spots
Barrack Municipal Lot 63 Barrack St	141
Springer Memorial Lot 140 Queen St	61
Byron Lot 169 Queen St	74
Hanson Memorial Garage 105 Brock St	290
Chown Memorial Garage 197 Brock St	425
Ontario Brock Lot 230 Ontario St	115



# Offering Process

All Offers to provide an irrevocable date of no less than 2 weeks.

## Asking Price

# \$2,950,000.00

## Broker's Data Room

Upon execution of the Seller's Non-Disclosure Agreement, the Listing will provide instruction to qualified prospective buyers for access to the Broker's Data Room. The Data Room contains a comprehensive inventory of confidential due diligence documents and reports, including but not limited to:

- Phase I Environmental Site Assessment (Sept 2024)
- Designated Substances Survey (March 2025)
- Rooftop Unit (RTU) Replacement Agreement
- Operating Expenses
- Floor plans (reference only)
- Transfer / Deed
- Parcel Register
- DT1 Zoning Permitted Uses.

All documents and information contained within the Data Room is provided by the Seller and Broker without any representation or warranty as to its accuracy, completeness, or relevance, and is provided for information purposes only. Buyer's shall rely on its own independent enquiries, inspections and testing.

**Rockwell**  
COMMERCIAL

## 170 Queen St, Kingston, On

## Contact Information

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