



For Sale
662 King St W Kingston, ON

Rockwell Commercial
Real Estate, Brokerage
78 Brock St. Kingston, ON K7L 1R9
www.rockwellcre.com



The Offering

Rockwell Commercial is pleased to present 662 King Street West, a mixed-use investment property in the heart of Portsmouth Village. This heritage-designated building offers a rare opportunity to combine residential living with income-producing commercial space in one of Kingston's most established neighbourhoods.

Featuring a ground floor mix of retail, office, and service space, along with a well-appointed three-bedroom apartment above, the property can be held as an income-producing asset or utilized as a live/work asset with offsetting rental income

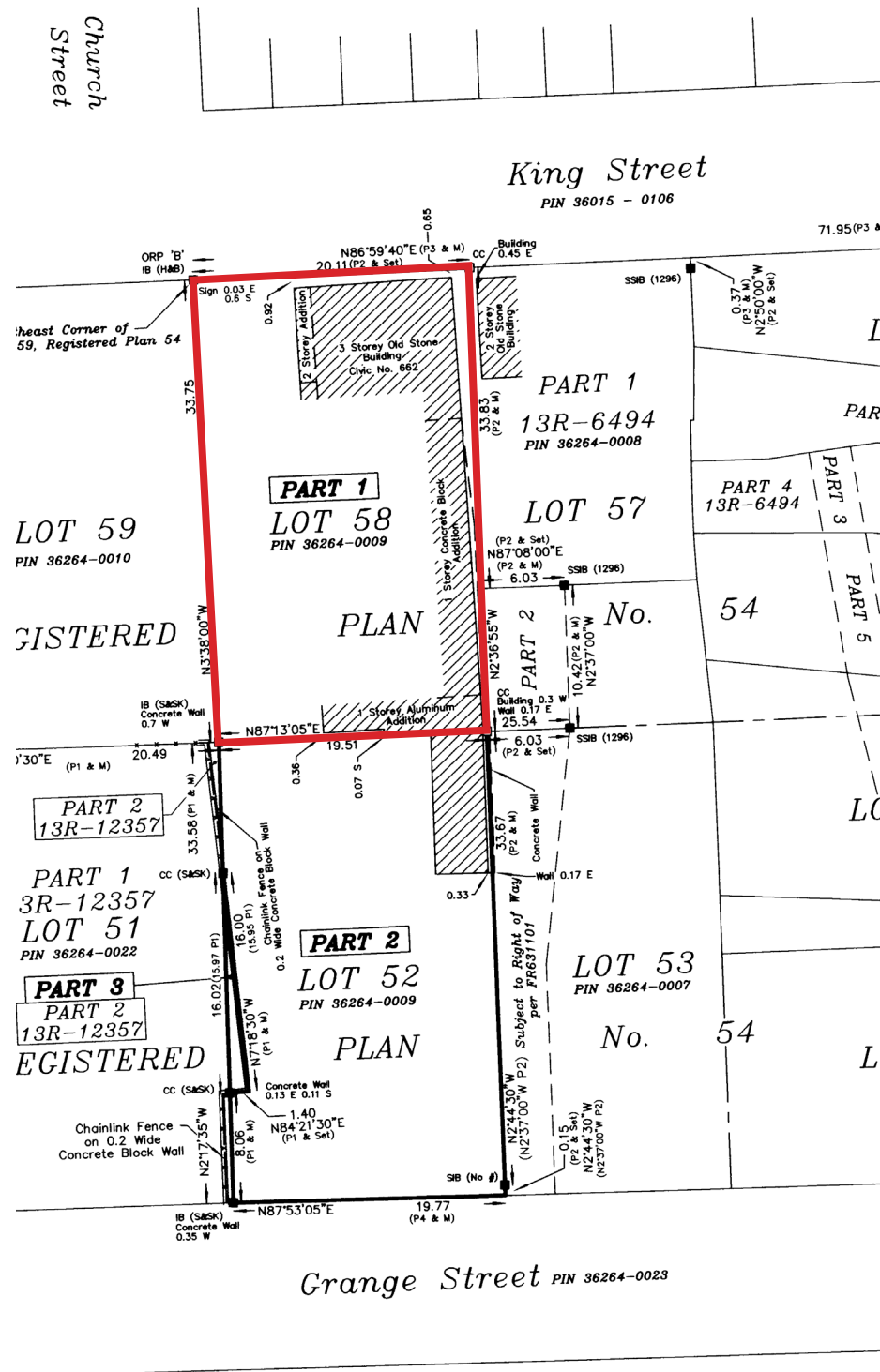
The site benefits from excellent visibility along King Street West, six on-site parking spaces, and proximity to St. Lawrence College, Queen's University and downtown Kingston. With its blend of heritage character and modernized interiors, 662 King Street West represents a unique opportunity for entrepreneurs, professionals, or investors seeking a versatile property with strong upside potential.

Asking Price
\$995,000.00



Site Details

Address	662 King St West, Kingston, On K7M 2E8		
Lot Area	± 0.164 acres		
Lot Frontage	± 65.98 ft		
Realty Taxes	Commercial	\$14,666.13	
	Residential	\$1,935.08	
	Total (2025 final)	\$16,601.21	
PIN	362640382		
Legal Description	PLAN 54 LOT 58 S KING ST RP13R20946 PART 1		
Official Plan Designation	Main Street Commercial		
Zoning	Neighbourhood Commercial (CN) Permits a broad range of uses including:		
	Residential <ul style="list-style-type: none">Dwelling unit in a mixed use building Non Residential <ul style="list-style-type: none">Community centreFitness centreLaundry store	<ul style="list-style-type: none">OfficePersonal service shopRestaurantRetail storeWellness clinic	
Site Services	Water, sewer, gas, hydro		
Parking	6 paved spaces		





Building Details

Gross Building Area (Exterior)	Ground Floor:	± 3,498 sf
	Second Floor:	± 1,099 sf
	Loft:	± 297 sf
	Total:	± 4,894 sf (excluding basement)
Unit Mix	Unit 1:	Ground Floor Retail (The Plant Shelf)
	Unit 2:	Ground Floor Commercial (Vacant, previously used as a spa/salon)
	Unit 3:	Ground Floor Office (Foster/Lawrence Counseling)
	Unit 3A:	3-bedroom apartment

Year Built	1840's (Renovated in 2015)
Heating/Cooling	Gas-fired boiler system, plus split AC units
Roofs	<ul style="list-style-type: none"> • Front section: unknown • Middle/rear sections: Flat roof and pitched shingled roof (2015)
Laundry	Yes
Electrical Service	200A / 240V (to be confirmed by buyer's electrician)
Heritage	Part IV Designated Heritage Site

Income & Expense Proforma

662 King St W, Kingston, On

Gross Income		Estimated (Jan 1, 2026 - Dec 31, 2026)
Residential Income		\$28,769
Commercial Income		\$57,761
Additional Rent / Recoveries		\$43,564
Gross Potential Income		\$130,094
Less: Vacancy Allowance (5.0%)		\$6,895
Effective Gross Income		\$123,199
Operating Expenses (Commercial)		
Utilities		\$8,658
Repairs & Maintenance		\$7,980
Snow & Lawn		\$3,800
Insurance		\$3,393
Management	5.00% of Gross Commercial Rents	\$5,066
Property Taxes - Commercial (2025)		\$14,666
Total Recoverable Operating Expenses		\$43,564 (\$13.59 psf)
Operating Expenses (Residential)		
Utilities		\$3,481
Repairs & Maintenance		\$1,000
Insurance		\$485
Management	7.00% of Gross Residential Rents	\$2,014
Property Taxes - Residential (2025)		\$1,935
Total Residential Operating Expenses		\$8,915
Total Operating Expenses		\$52,479
Estimated Net Operating Income		\$70,720

The figures shown in the Income & Expense Proforma are provided for information purposes and while believed to be true and accurate, no representation or warranty, express or implied, is made to the accuracy or completeness of the information contained herein and such information may be subject to change without notice.

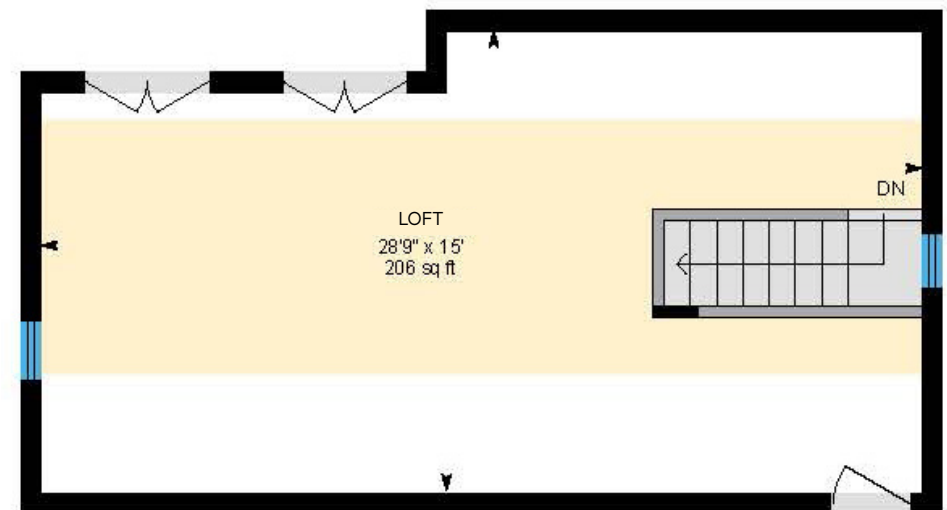
1. Total Utilities estimated as average of 2023 and 2024 expenses. Apportioned to Commercial vs Residential on a psf basis
2. Commercial Rents assumes \$18.00 psf Base Rent achieved for Unit 2
3. Commercial R&M based on 2024 actual expense. Residential R&M based on \$1,000.00 / unit.

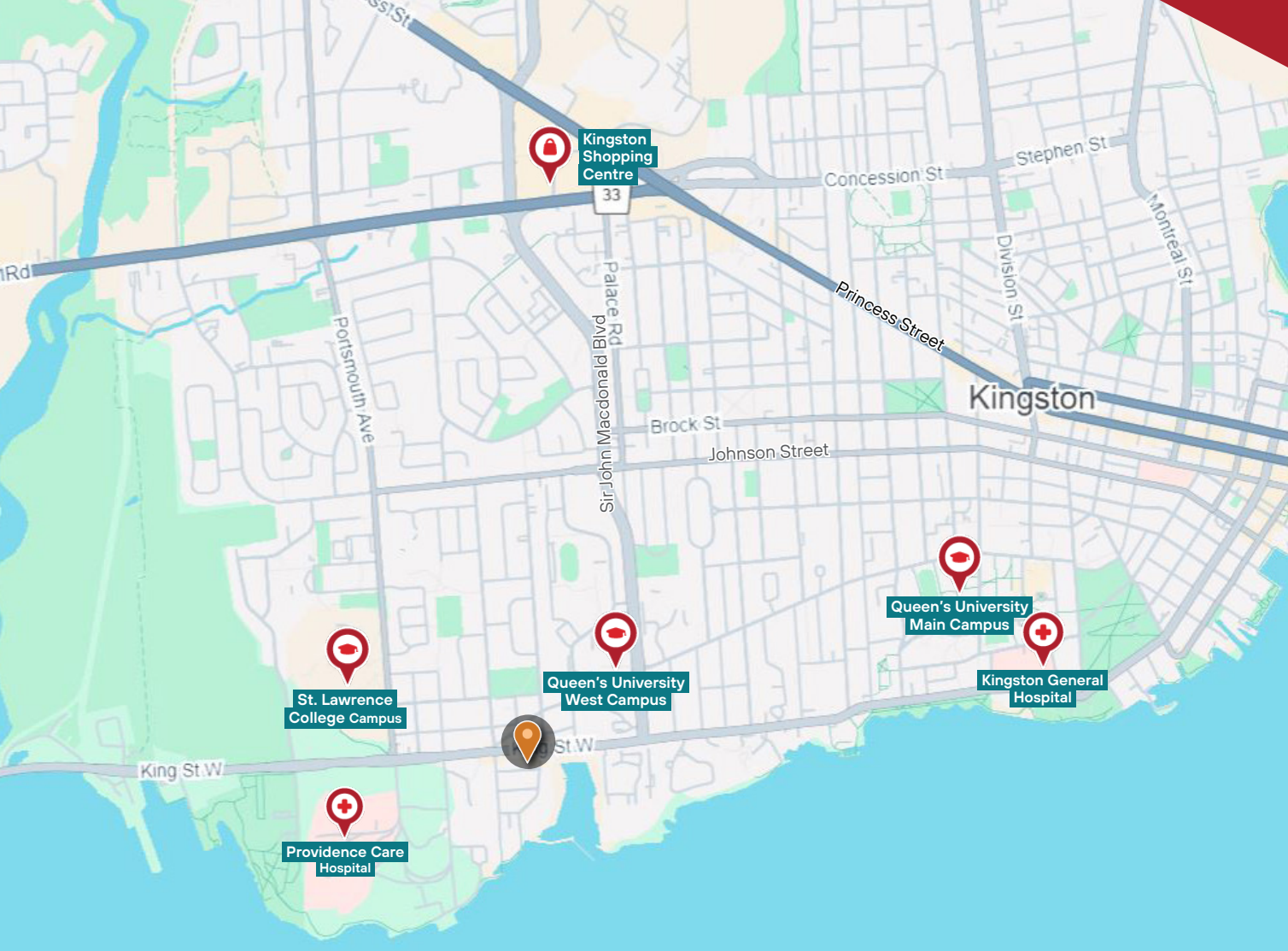
Disclaimer

The market-adjusted proforma is estimated by the broker based on market conditions, estimates and assumptions that are subject to change. It is intended for informational purposes only and should not be relied upon as a definitive forecast. Prospective buyers should conduct their own due diligence and financial analysis. The broker does not assume responsibility for any discrepancies or errors in the provided projections.

Floor Plans

Second Floor Apartment





**662 King St W,
Kingston, On**

Contact Information

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📍 Kingston Shopping Centre

- | | |
|---------------------|----------------|
| 1. Barburrito | 8. McDonald's |
| 2. Canadian Tire | 9. Pet Value |
| 3. H&R Block | 10. TD Bank |
| 4. Popeye's Chicken | 11. CIBC |
| 5. Rexal | 12. Dollarama |
| 6. Loblaws | 13. Starbucks |
| 7. Wine Rack | 14. Barburrito |

🚗 Traffic Count

King Street West @ Union Street @ Mowat Avenue*	
N/S	E/W
6,408	24,315

*Source: AADT 2022 | **Source: AADT 2020

King Street West @ Younge Street**	
N/S	E/W
2,174	22,853



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