

471 Macdonnell St, Kingston

Kingston, 22 - East Of Sir John A. Blvd, Frontenac, Ontario K7K 4W5

RE/MAX RISE EXECUTIVES, BROKERAGE

NEW FOR SALE \$749,999 For Sale

TAXES \$11,218 (2025) Annual

X12595070

Commercial/Retail	2000 Sq Ft	Retail Store Related	Retail	0
TYPE	TOTAL AREA	USE	CATEGORY	DOM



CLIENT REMARKS

Unique opportunity in Williamsville, directly adjacent to Tim Hortons with strong exposure from Princess Street. Currently leased month to month at \$4,159 + HST. Tenant pays maintenance and utilities. Landlord pays taxes. The tenancy is month-to-month so the Tenant can remain or vacant possession can be provided. The existing use is an operational auto parts business with the property configured as a three-bay garage. However, recent City zoning changes to the WM1 Zone greatly expand the range of permitted uses. Per the By-Law, allowable uses now include, among others: Retail, Restaurant, Day Care, Fitness, Office, Recreational and more. Environmental report on file and available to qualified Buyers. Showings during business hours Mon. To Fri.

LISTING INFORMATION

PIN#	360730137	POSSESSION DATE	02/28/2026
TAXES	\$11,218 (2025) Annual	SELLER PROPERTY	N
TAX YEAR	2025	INFO STATEMENT	
LEGAL DESCRIPTION	PT LT 5 N/S Princess St PI C17 Kingston City as in FR710375; The County of Frontenac		
STATUS	Available		

PROPERTY INFORMATION

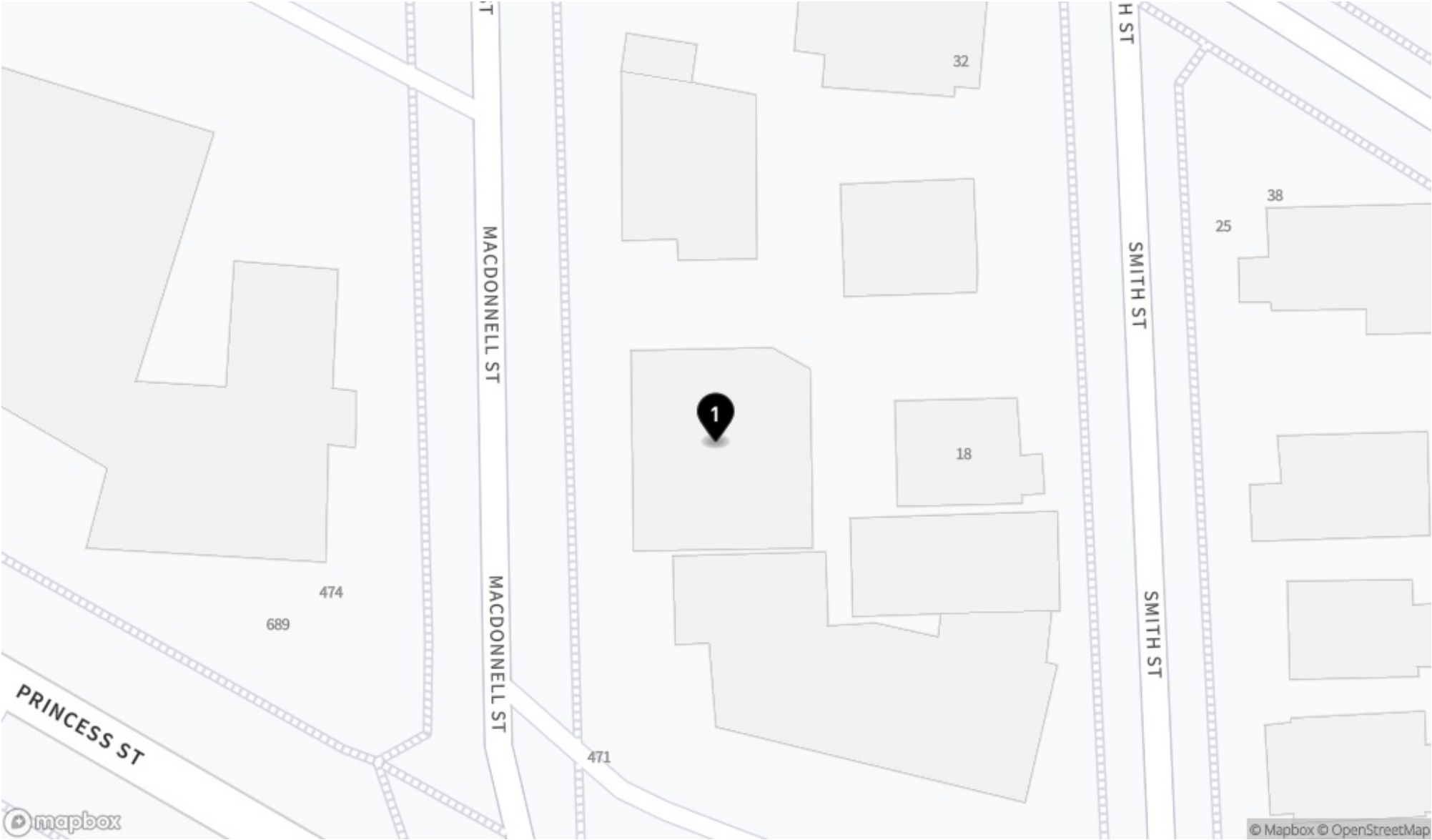
LOT SIZE	48 x 45 Feet	WASHROOMS	0
LOT SHAPE	Irregular	GARAGE TYPE	Outside/Surface
LOT SIZE SOURCE	GeoWarehouse	BASEMENT	N
LOT CODE	Building	HEATING TYPE	Gas Forced Air Closd
DIR/CROSS ST	Princess & MacDonnell	WATER	Municipal
DIRECTIONS	Next to Tim Hortons at Princess & MacDonnell	SEWERS	Sanitary
A/C	N	UTILITIES	Y
ZONING	WM1	AREA INFLUENCES	
HST APPLICABLE TO	In Addition To	PROPERTY TYPE	Commercial/Retail
SALE PRICE			
FREESTANDING	Y		
RETAIL AREA	2000 Sq Ft		
GRADE LEVEL DOOR	10		
HEIGHT FT			
GRADE LEVEL DOOR	0		
HEIGHT IN			
GRADE LEVEL DOOR	3		
NO			
GRADE LEVEL DOOR	8		
WIDTH FT			
GRADE LEVEL DOOR	0		
WIDTH IN			
RAIL	N		
AREA	Frontenac		
MUNICIPALITY	Kingston		
COMMUNITY	22 - East of Sir John A. Blvd		

SECURITY FEATURES

 No

LISTING CONTRACTED WITH

RE/MAX RISE EXECUTIVES, BROKERAGE
613-546-4208



LSC	ADDRESS & MUNICIPALITY	COMMUNITY	LIST PRICE	SOLD PRICE	TYPE	BR	WR	FAM	KIT	GAR	TYPE	AC	HEAT	CONTRACT DATE	SOLD DATE	LIST BROKERAGE	CO-OP BROKERAGE	MLS#
1 NEW	471 Macdonnell St Kingston	22 - East of Sir John A. Blvd	\$749,999		Commercial/Retail+	0	0				Outside/Surface	N		12/2/2025		RE/MAX RISE EXECUTIVES, BROKERAGE		X12595070

AVERAGES

	MEAN	MEDIAN
PRICE	\$749,999	\$749,999