



For Lease

Prime Retail Opportunity

862 Kings Hwy
Fort Frances, ON
P9A 2X4

Property Overview

| | |
|------------------------|---|
| Address | 862 Kings Hwy, Fort Frances, ON |
| Size | ~ 1,634 SF with the ability to expand to 2,369 SF [divisible] |
| Net Rent | Please call listing agents |
| Additional Rent | \$10.00 PSF (est. 2026) |
| Possession | Q2-2026 |



For Lease Highlights



The Property boasts a strategic location in a strong “retail/commercial” node on the Kings Hwy offering convenient access to all essential services.



The north end cap of the 3,814 SF existing standalone building, anchored by a Wendys for possession Q2-2026.

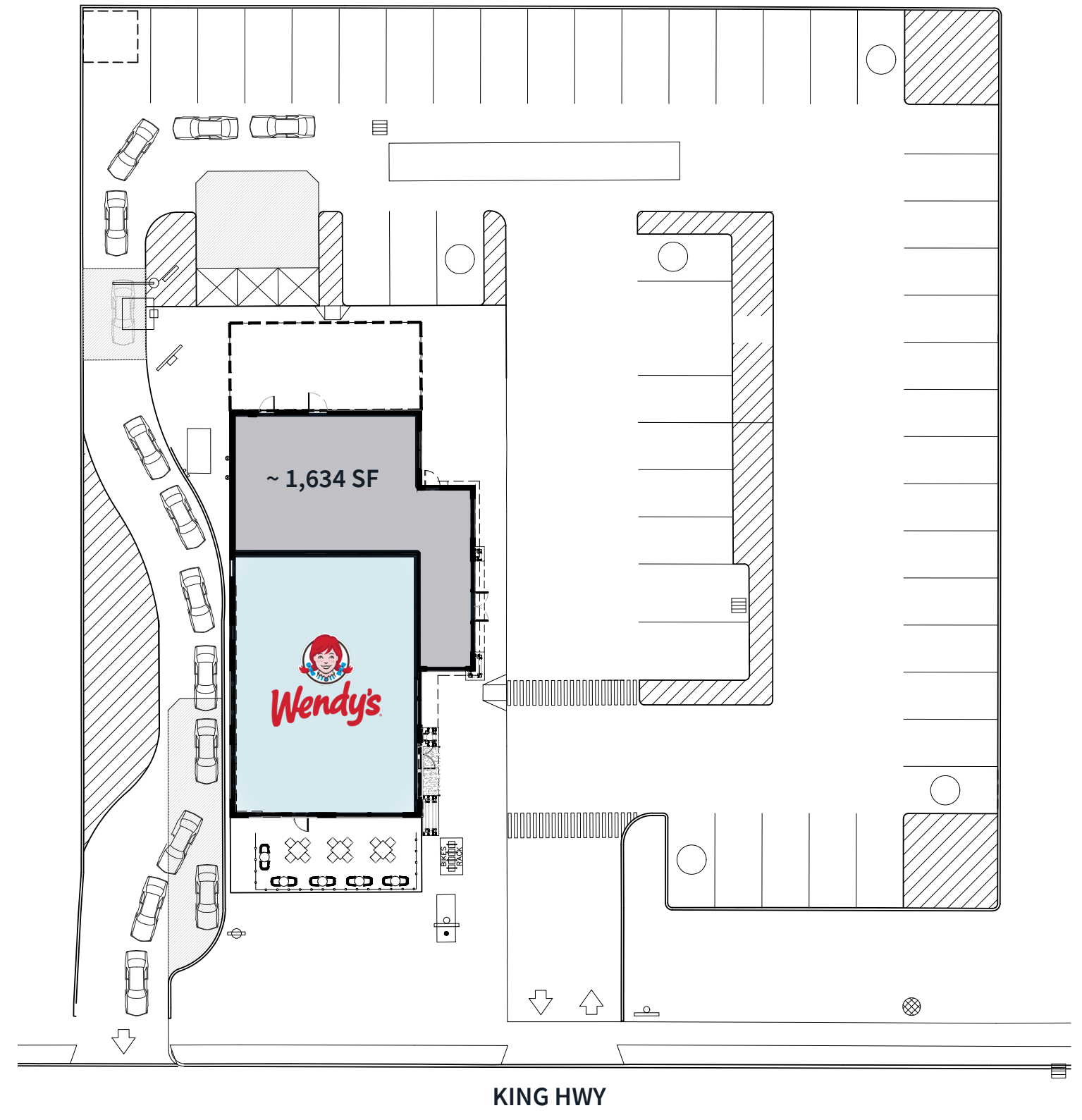


The site is shadow anchored by Walmart, Canadian Tire and Dairy Queen to the west, McDunn & Yates Building Material and McDonald’s across the street to the south, the Fort Frances High school, Confederation College and Townshend Theatre to the north, and the Super 8 Wyndam Hotel, Pizza Hut/KFC, and Boston Pizza to the east.



The Enterprise (E) Zone per the zoning link below provides for a variety of retail and commercial uses.

[Click here to view zoning](#)



Location Overview

The Property boasts a strategic location in a strong “retail/commercial” node on the Kings Hwy offering convenient access to all essential services. The site is shadow anchored by Walmart and Canadian Tire to the west McDunn & Yates Building Material and McDonald’s across the street to the south. The site also is complimented by the Fort Frances High school, Confederation College and Townshend Theatre immediately to the north.



862 Kings Hwy,
Fort Frances, ON



FORT FRANCES
HIGH SCHOOL

CONFEDERATION COLLEGE
RAINY RIVER DISTRICT CAMPAS

TOWNSHEND
THEATRE

SUPER 8 BY WYNDHAM
FORT FRANCES

TRANS - CANADA HWY

MCIRVINE RD



About Fort Frances

Fort Frances, is the largest town in the Rainy River District and one of Canada's major tourist entry points. Situated on the shores of Rainy Lake and the Rainy River, the town is a prosperous, full-service community of approximately 9,516. Fort Frances is located across the international bridge from its sister city, International Falls, Minnesota making it the first point of entry into Northwestern Ontario. Fort Frances is only hours away from some of the largest markets in Canada and the United States.

DEMOGRAPHICS - 10 KMS



Total Population

9,516



Daytime Population

10,134



Total Households

4,262



Avg Household Income

\$104,477



Median Age

43.6

Source: Environics 2026





Offering Process

- Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Landlord to lease the Property.
- Offers to lease will be reviewed by Landlord on an “as received basis”.

FOR MORE INFORMATION, PLEASE CONTACT:

RUSSELL GODWIN*

Senior Vice President

+1 416 391 6960

Russell.Godwin@jll.com

ALEXANDRA GODWIN*

Senior Associate

+1 647 982 8798

Alexandra.Godwin@jll.com

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*Sales Representative.