



# For Lease

Prime Retail Opportunity

862 Kings Hwy  
Fort Frances, ON  
P9A 2X4

# Property Overview

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



North end cap opportunity of the 3,822 SF Wendy’s anchored standalone building with pylon signage and buoyant parking field for mid Q3-2026 possession.

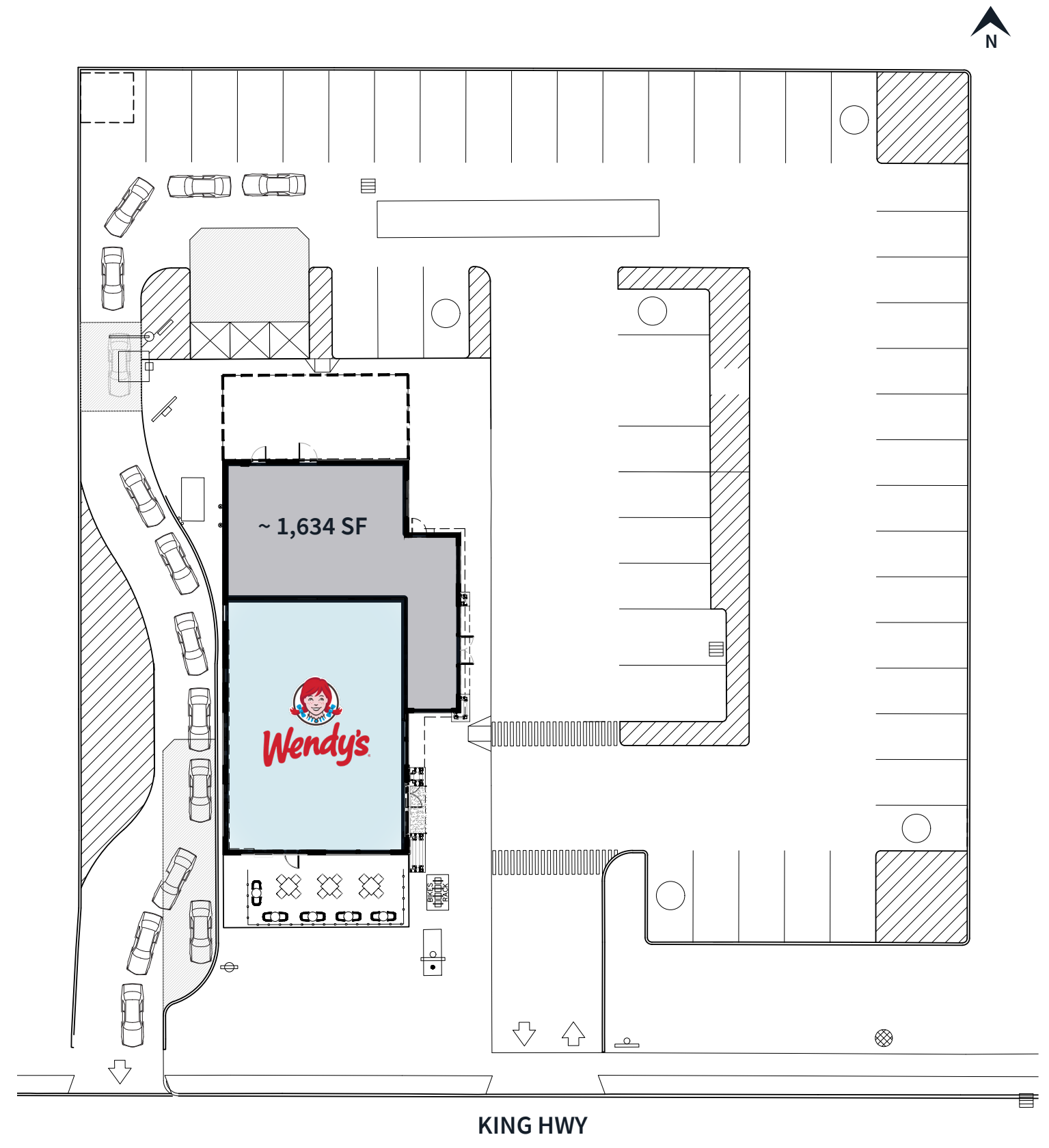


The site is shadow anchored by Walmart, Canadian Tire and Dairy Queen to the west, McDunn & Yates Building Material and McDonald’s across the street to the south, the Fort Frances High school, Confederation College and Townshend Theatre to the north, and the Super 8 Wyndam Hotel, Pizza Hut/KFC, and Boston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



# 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 is basis”.

## FOR MORE INFORMATION, PLEASE CONTACT:

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