

Retail | Office | Restaurant Opportunity

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FOR LEASE



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 **CUSHMAN &
WAKEFIELD**
Kingston

574 PRINCESS STREET, SUITE 102, KINGSTON, ON

DETAILS

AVAILABLE SPACE:	± 1,410 sf
MONTHLY NET RENT:	\$2,937.50 + HST
MONTHLY TAXES/CAM:	\$1,350.00 + HST includes, property taxes, operating costs (snow removal, landscaping, management, insurance, exterior utilities, exterior R & M and common garbage/recycling removal)
LANDLORD:	King's Town Development Corporation
UTILITIES:	Paid by tenant (water/sewer, gas, electricity, internet, phone)
ELECTRICAL SERVICE:	200 Amp Breaker panel, 3 phase, 120/208
HVAC:	Gas fired 3 ton roof top HVAC unit with economizer
PARKING:	2 dedicated spaces included plus common visitor parking
SIGNAGE:	Existing electrified fascia sign box and large common electrified pylon sign
AVAILABILITY:	August 1 st , 2024
DISCLOSURE:	Martin L. Skolnick is a licensed Realtor with Cushman & Wakefield Kingston and a shareholder in King's Town Development Corporation.

ZONING **WM1 (By-Law Number 2022-62)**

Allowing a broad range of uses including but not limited to:

- office
- restaurant
- retail store
- wellness clinic
- fitness centre
- grocery store
- recreation facility
- special need facility
- personal service shop
- laundry store

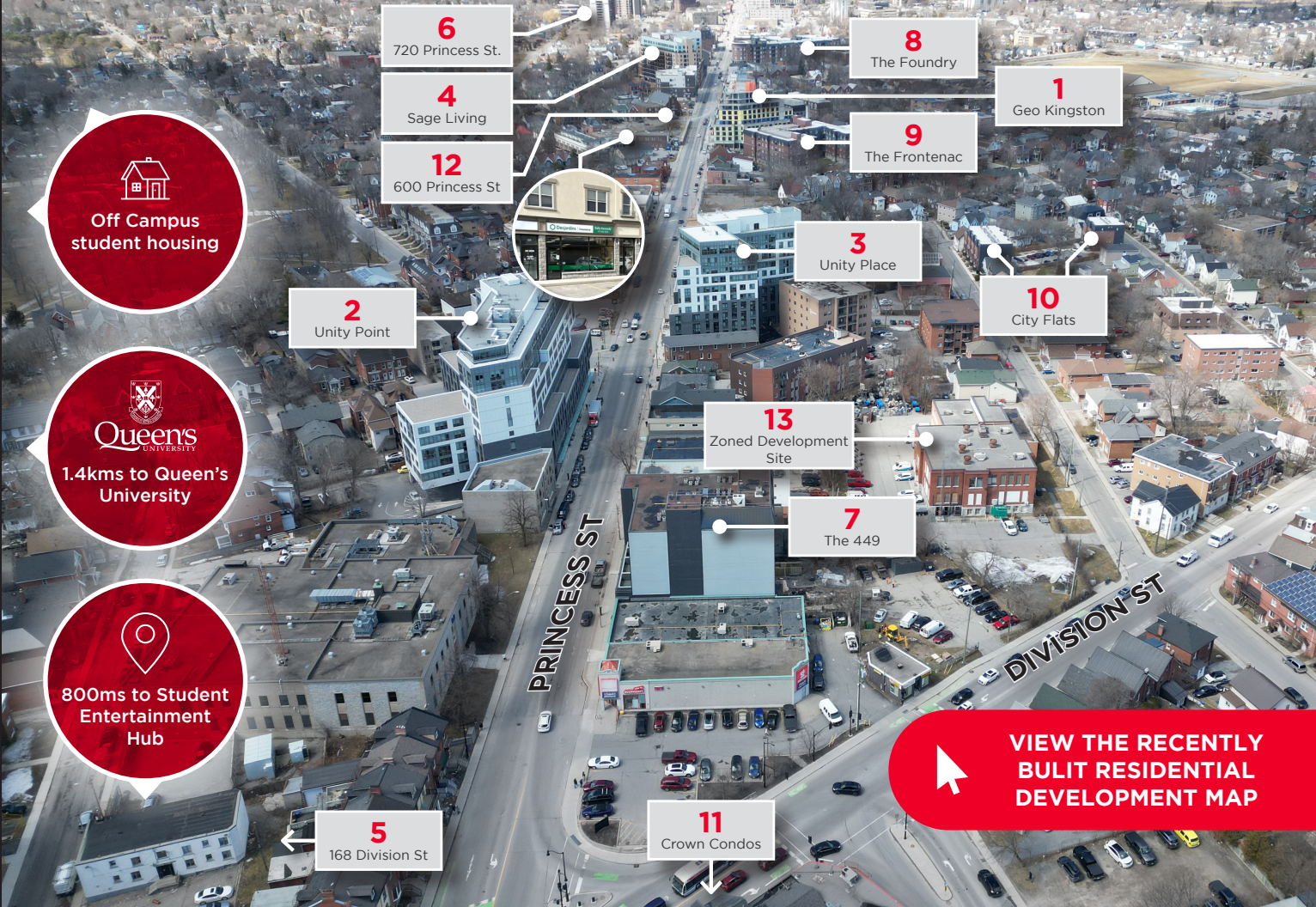
HIGHLIGHTS

- Building was completely renovated in 2007, including facades, storefronts, all new electrical, mechanical systems, new roof, new interior walls and new signage
- The Williamsville neighbourhood consists of a mix of retail, restaurants, offices and residential. Queen's University, downtown Kingston and the Student Entertainment Hub are within a short walking distance
- Multiple new residential developments recently built and some currently under construction
- Very visible location on a main arterial street - just west of the Princess and Division Street intersection, on the corner of Frontenac Street
- High traffic area on a major public transit route

PROPERTY OVERVIEW



NEARBY RESIDENTIAL DEVELOPMENTS OVERVIEW



- | | | | | | |
|----------|---------------------------|----------|-------------------------------|-----------|------------------------------|
| 1 | Geo Kingston
343 UNITS | 5 | 168 Division St.
35 UNITS | 9 | The Frontenac
71 UNITS |
| 2 | Unity Point
204 UNITS | 6 | 720 Princess St.
68 UNITS | 10 | City Flats
24 UNITS |
| 3 | Unity Place
195 UNITS | 7 | 449 Princess St.
31 UNITS | 11 | Crown Condos
182 UNITS |
| 4 | Sage Living
325 UNITS | 8 | Foundry Princess
144 UNITS | 12 | 600 Princess St.
24 UNITS |

AREA DEMOGRAPHICS



33,696
Williamsville & Surrounding
Area Population*



\$78,985
Williamsville & Surrounding Area
Avg. Household Income*



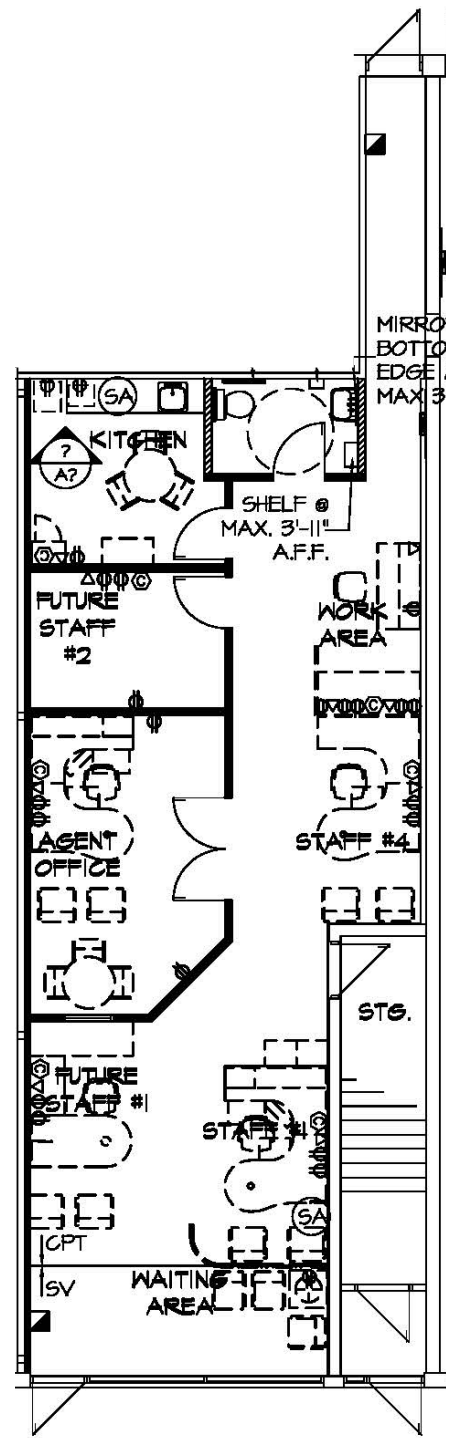
28,142
Queen's University Student
Enrollment 2023



46
Median Maintainer Age*



*Environics Analytics Community Profile: Kingston - Inner Harbour/Williamsville



NEARBY AMENITIES & FLOOR PLAN

CONTACT



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