

FOR LEASE

835 PRINCESS STREET
\$25.00 PSF Net | +/-2,400 SF | Retail

RETAIL SPACE
IN KINGSTON'S
WESTGATE
SQUARE



PROPERTY DETAILS

| | |
|-------------------------|------------------------------|
| Lease Rate: | \$25.00 |
| Additional Rent: | \$10.50 (2023 Estimate) |
| Available Area: | +/- 2,400 SF |
| Zoning: | UR5 (Urban Residential Zone) |
| Electric: | Individually metered. |
| Parking: | Surface Parking Available |

- High foot traffic & Excellent visibility
- Bright entrance and waiting room with spacious reception area
- Four (4) private office/treatment rooms, three (3) washrooms, three (3) change rooms and staff room
- High ceilings and ample windows
- Available immediately

Walk Score

80

WALKER'S PARADISE
Daily errands do not require a vehicle.

Transit Score

56

GOOD TRANSIT
Many nearby public transportation options.

Bike Score

82

VERY BIKEABLE
Biking is convenient for most trips.

KOSTAS DOULAS

Broker of Record

✉ kdoulas@rtcr.com
☎ 613-384-1997 Ext. 17

ECHO PERRY-CUMBERLAND

Sales Representative

✉ echopc@rtcr.com
☎ 613-384-1997 ext. 13

Rogers & Trainor

Commercial Realty (2009) Inc.
Brokerage

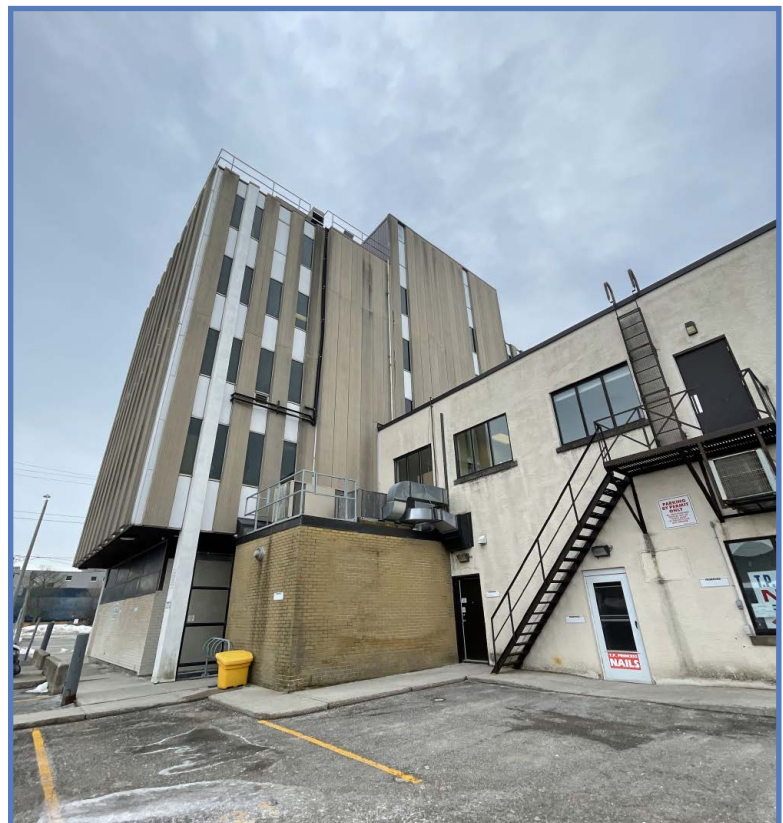
WWW.RTCR.COM

📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

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PHOTOS

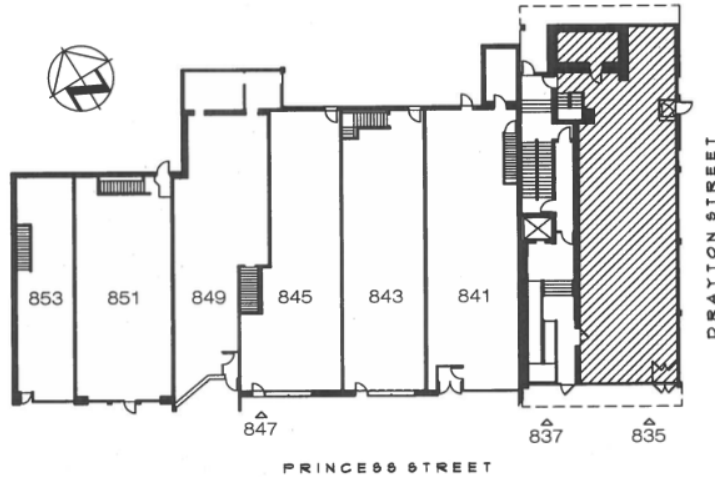


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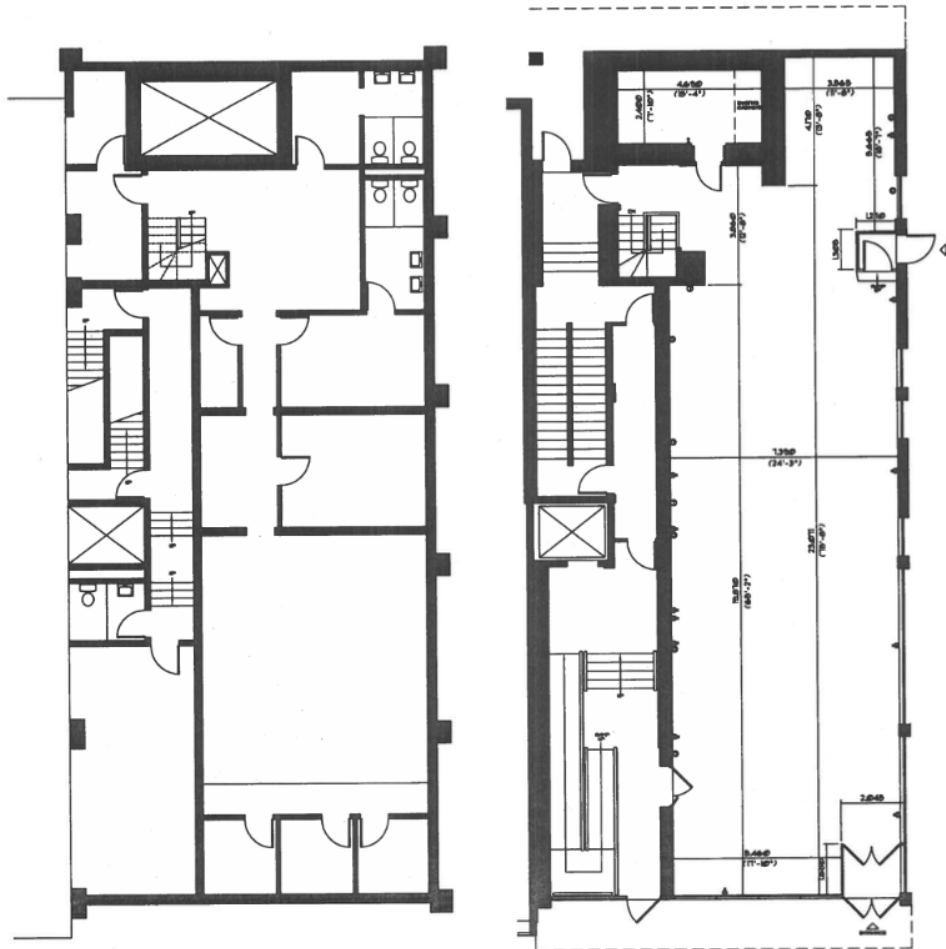
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FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT LEVEL
(2050.0 SQ. FT.)

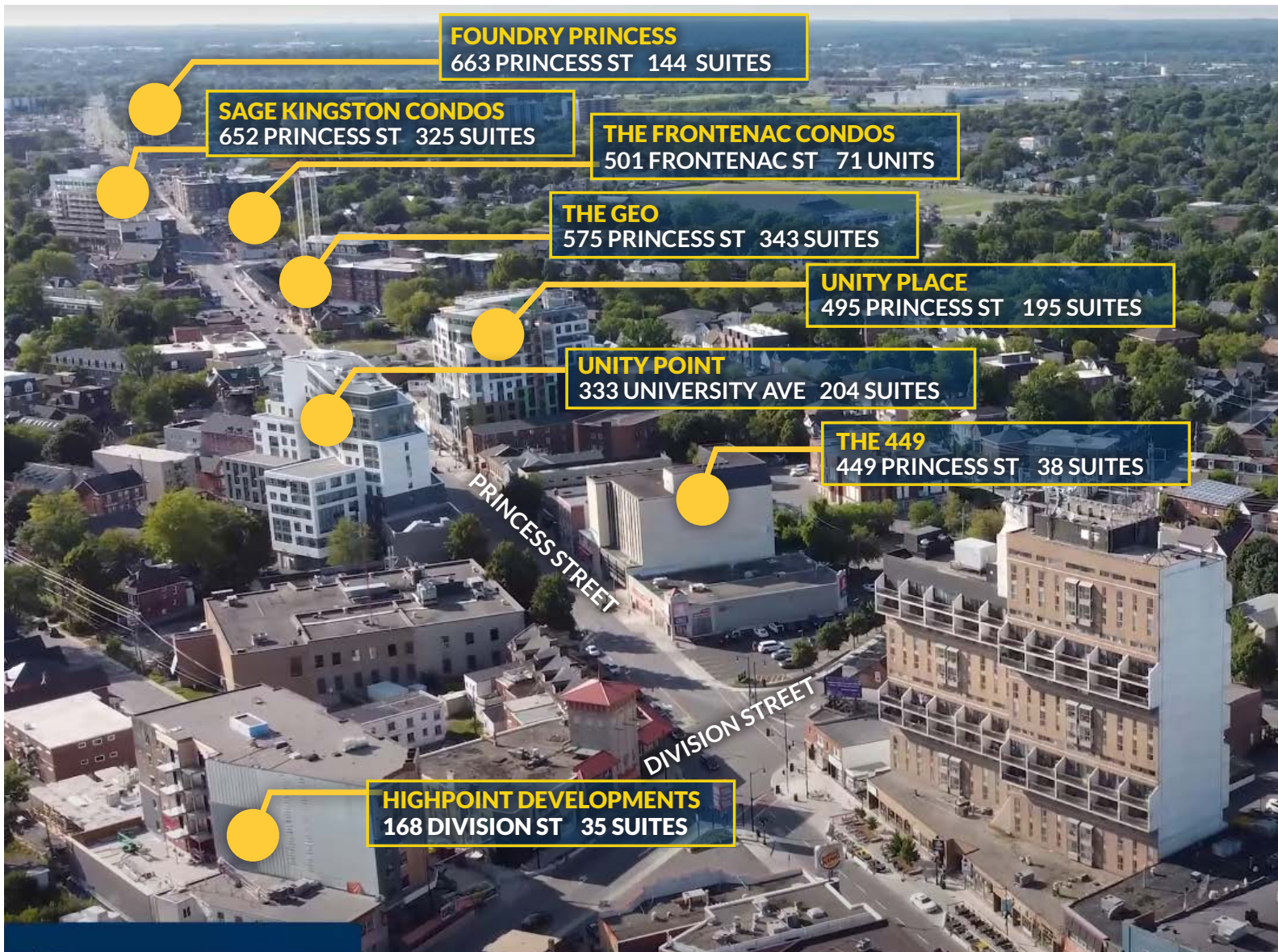
GROUND FLOOR LEVEL
(2400.0 SQ. FT.)

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THE CHANGING FACE OF WILLIAMSVILLE



FOUNDRY PRINCESS

663 PRINCESS ST 144 SUITES

SAGE KINGSTON CONDOS

652 PRINCESS ST 325 SUITES

THE FRONTENAC CONDOS

501 FRONTENAC ST 71 UNITS

THE GEO

575 PRINCESS ST 343 SUITES

UNITY PLACE

495 PRINCESS ST 195 SUITES

UNITY POINT

333 UNIVERSITY AVE 204 SUITES

THE 449

449 PRINCESS ST 38 SUITES

HIGHPOINT DEVELOPMENTS

168 DIVISION ST 35 SUITES

The subject property is located on the northern end of the Williamsville neighbourhood, where a large number of Multi Residential and Condominium developments are in various stages of completion; under construction; or pending final approval.

The neighbourhood continues to see and anticipate significant new developments in the near future.

In addition, the surrounding residential neighbourhoods have seen some newer in-fill housing and many area houses have been updated and/or expanded.

Recently, the Williamsville Main Street Reconstruction Project has commenced which include upgrades and improvements to the roads, curbs and sidewalks with the inclusion of new bike lanes. The sanitary and storm sewers are also being upgraded.

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KINGSTON'S THRIVING BUSINESS COMMUNITY

SKILLED AND MOTIVATED
WORKFORCE



KINGSTON ADVANTAGE: WAREHOUSING & LOGISTICS

The City of Kingston is a liveable 21st century city and is a premier location for warehousing & logistics opportunities. Kingston is the regional centre for Eastern Ontario and represents 25M people and the third largest GDP in North America within an 8-hour drive. Companies choose Kingston for the ideal logistics along Highway 401, close proximity to 1000 Islands International Bridge, Picton Deep Water Port and proximity to major Canadian cities. The 1000 km of fibre optics cable, proximity to markets and workforce make Kingston an ideal location for investment.

 **2.6%** 2019 GDP
GROWTH

#1 SMALL
CITY

FOR FOREIGN DIRECT
INVESTMENT STRATEGY



10
MIN

AVERAGE
COMMUTE
TO WORK

INNOVATION & ENTREPRENEURSHIP

Kingston's culture of innovation and entrepreneurship is growing and bringing with it new people, big ideas, diverse personalities and a fresh outlook on how to drive economic development. The city is located in an easy-to-access ecosystem, within driving distance from major urban markets: Toronto, Montreal and Ottawa, offering incredible resources ranging from investors, mentors, acceleration programs, and infrastructure. Kingston is bringing people together, supporting their drive to create, explore and innovate. Kingston develops new talent at three post-secondary educational institutions collectively attracting, educating, training and inspiring more than 45,000 students each year.

 POPULATION
176,000

45,000

STUDENTS ENROLLED

Queen's University, RMC
St. Lawrence College



ACCELERATE GROWTH WITH RESEARCH EXCELLENCE

Locating in Kingston helps companies execute a growth strategy. Kingston has a strong history of innovative and leading research, development and manufacturing companies. Businesses such as DuPont, INVITSA, Bombardier and GreenCentre Canada have significant global research and development facilities in order to take advantage of the research partnerships available with Kingston's local colleges and universities.



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LOCATION



NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Pat's Restaurant
- Guac Mexi Grill
- Harvey's
- Popeye's Louisianan Kitchen
- Wing Central Kingston
- Wendy's
- McDonald's

FITNESS & RECREATION:

- YMCA
- Splitsville Kingston
- Whipped Fitness
- F45 Training
- Transformation Training
- Third Avenue Park
- Boiler Room Climbing Gym

AMENITIES:

- CIBC, TD, BMO, RBC, Scotiabank
- Kingston Frontenac Public Library
- Downtown Animal Hospital
- Medical Arts Pharmacy
- Pam's Flower Garden
- Speedy Auto Servie
- PetroCanada

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