

FOR LEASE

UNIQUE RETAIL SPACE

699 GARDINERS ROAD KINGSTON



SUITE 3

+/-2,999 SF \$10.00 PSF NET

ADDITIONAL RENT

\$5.50 PSF (2023)

Includes electric, gas, and water.

UTILITIES

Tenant Account

PARKING

Ample Parking on site

SIGNAGE

Signage on facade & pylon sign

CG ZONE (L238 Overlay) PERMITTED USES

A wide variety of commercial & retail uses are permitted.

- offices
- commercial clubs/schools
- day care or nursery
- financial institutions
- clinics
- veterinary clinics

SPACE

- Unique retail space in a building to be soon transformed with a new facade
- Double man door at rear
- Premises has a mezzanine of 1,144 sf, and is not included in the Rental equation

LOCATION

- Located across the street from the Rio Can Centre.
- Access to property includes a signalized, lighted intersection and a local transit stop.
- High visibility and signage

Rogers & Trainor

Commercial Realty Inc.
Brokerage

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

613-384-1997

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STEPHEN GRAY

Sales Representative

✉ sgray@rtc.com

☎ 613-572-1544

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PAUL CHAPMAN

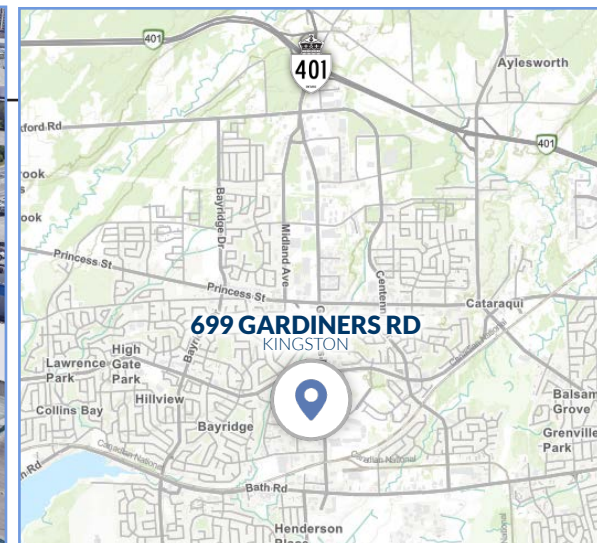
Sales Representative

✉ pchapman@rtc.com

☎ 613-583-3008

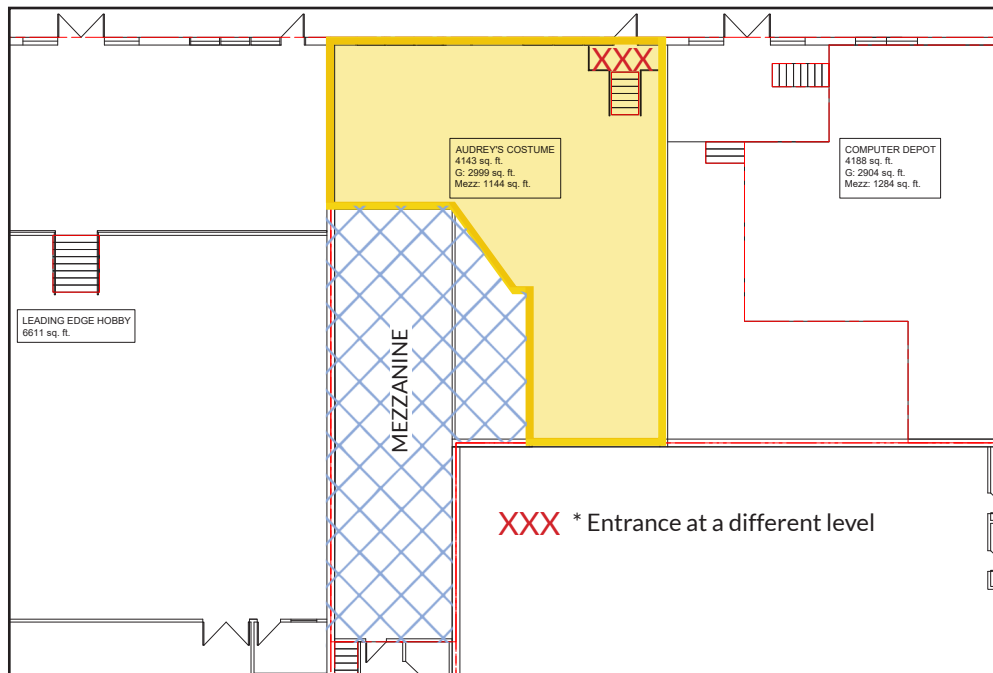
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All information provided is deemed reliable but is not guaranteed and should be independently verified.



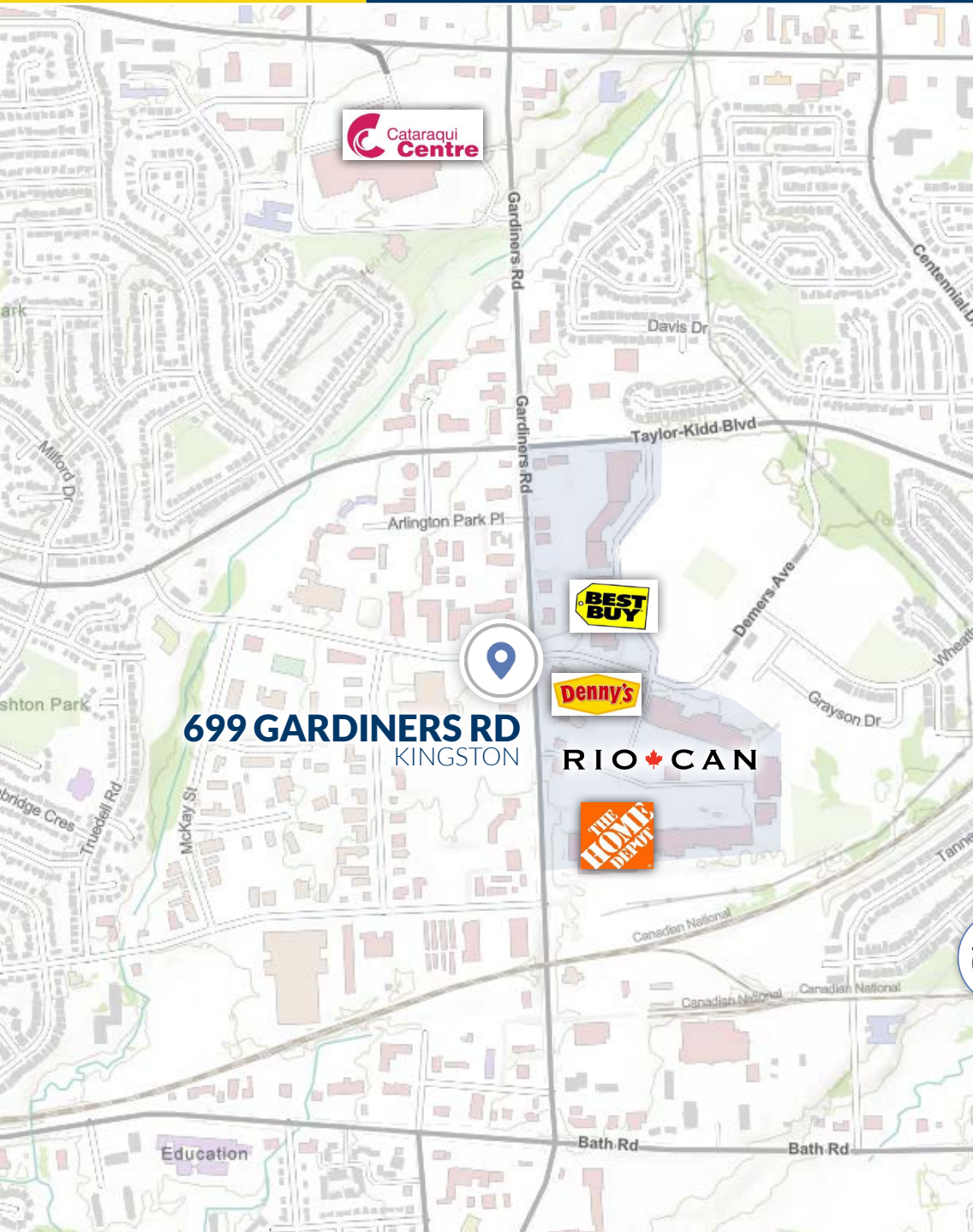
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NEIGHBOURHOOD HIGHLIGHTS

RIO CAN

- The Brick
- Home Depot
- Best Buy
- JYSK
- Scotiabank
- PetSmart
- Dollarama
- East Side Mario's
- Kelsey's
- Staples

- Lee Valley
- Mark's
- Urban Barn
- Cineplex
- Giant Tiger
- Home Outfitters
- Jolie Home Decor
- Denny's
- Montana's
- Golf Town

LOCAL BUSINESS

- CarOne
- Sleep Country
- Boston Pizza
- Ardens Music
- Chumleighs
- Habitat for Humanity
- Speedy
- Saigon Delights
- Red Swan Pizza
- Luxe Nails

RIO CAN

**DIRECTLY OPPOSITE
699 GARDINERS ROAD**



- 63 units with over 750,000 sf of retail space
- Plaza anchors include Cineplex Odeon, Home Depot, The Brick, Home Outfitters, Winners, and HomeSense
- Heavy traffic area, easily accessible by public transit
- Excellent mix of national retailers



TRAFFIC COUNTS

City of Kingston 2017
TAYLOR KIDD BLVD AT GARDINERS RD

27,326 NORTH BOUND TRAFFIC

28,138 SOUTH BOUND TRAFFIC

22,754 EAST BOUND TRAFFIC

19,490 WEST BOUND TRAFFIC