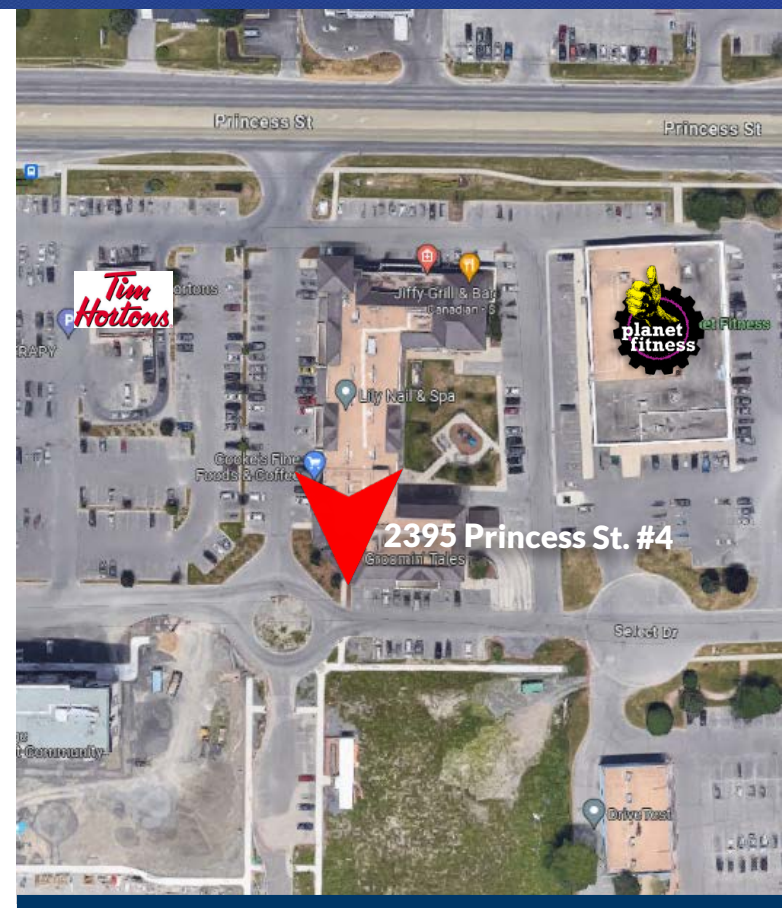


FOR LEASE

2395 PRINCESS STREET - UNIT 4



STRONG COMMERCIAL LOCATION

PROPERTY DETAILS

- +/-722 sq ft commercial unit
- Suitable for a range of commercial uses
- \$18.00 psf Triple Net
- Additional Rent \$13.13 (2023 Est.) Includes water and central heat gas
- Total monthly rent \$1,873 + HST and hydro
- Current use is for a pet grooming business (owner retiring)
- Parking in common
- Main level in The Queensbury building. Part of the mixed-use Centennial Square development at the corner of Princess St. and Centennial Drive. Other businesses included Shoppers Drug Mart, Planet Fitness, Starbucks, Tim Hortons, Kingsbridge Retirement Community, Farm Boy and Cooke's Fine Foods.
- Minutes away from Costco, Lowe's, Canadian Tire, Loblaws, various restaurants, and The Catarqui Centre; the only enclosed Shopping Centre in Kingston.

JAMES WARD
Broker

✉ jward@rtcr.com
☎ 613-893-3335
☎ 613-384-1997 Ext. 25

KOSTAS DOULAS
Broker of Record

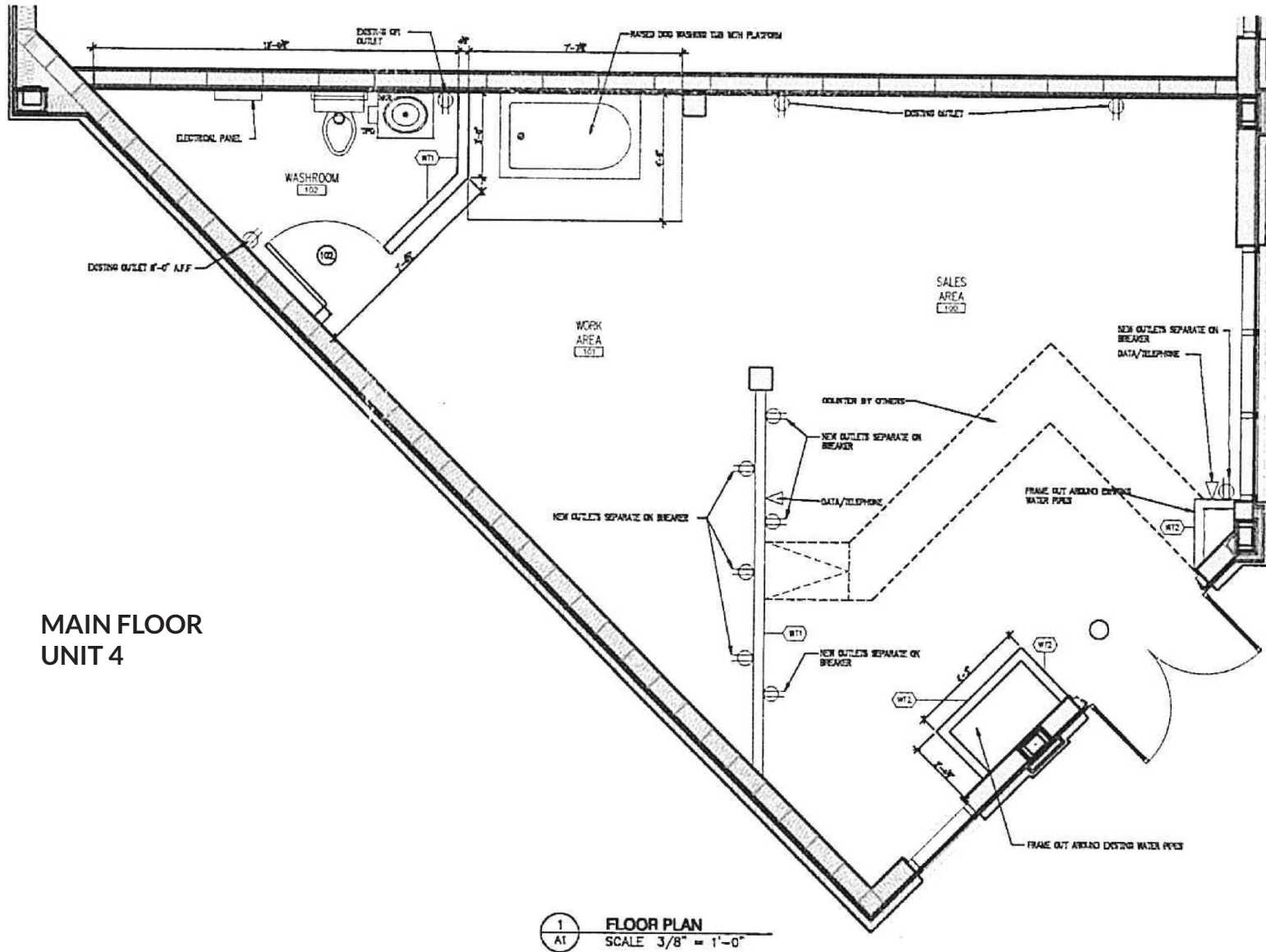
✉ kdoulas@rtcr.com
☎ 613-893-3335
☎ 613-384-1997 Ext. 17

Rogers & Trainor
Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1
☎ 613-384-1997

FLOOR PLAN, UNIT 4

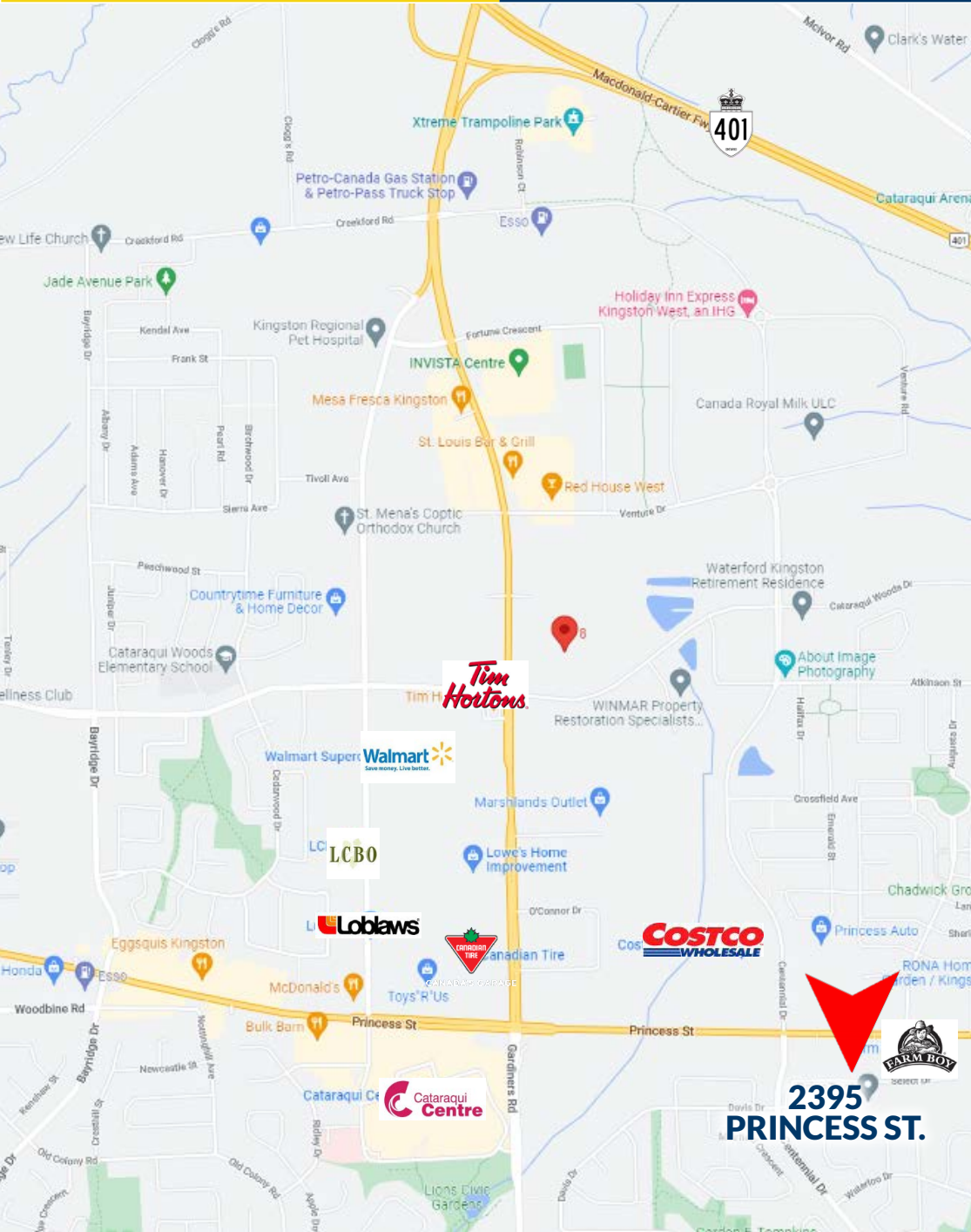


MAIN FLOOR
UNIT 4



FOR LEASE

2395 PRINCESS STREET, UNIT 4 KINGSTON



NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Red House West
- Quesada Burritos
- St. Louis Bar & Grill
- Limestone Kebab House

FITNESS & RECREATION

- Fit4Less
- Planet Fitness
- Xtreme Trampoline Park

GROCERY

- Loblaws
- Costco
- Farm Boy

AMENITIES

- Lowe's
- Princess Auto
- Cataraqui Centre
- BMO, CIBC, RBC

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2017*
- Ranked #4** Top City in Ontario for Millennials *Point2 Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*

