

# 111 PRINCESS STREET DOWNTOWN KINGSTON

## FOR LEASE



## 111 PRINCESS STREET KINGSTON

### DETAILS

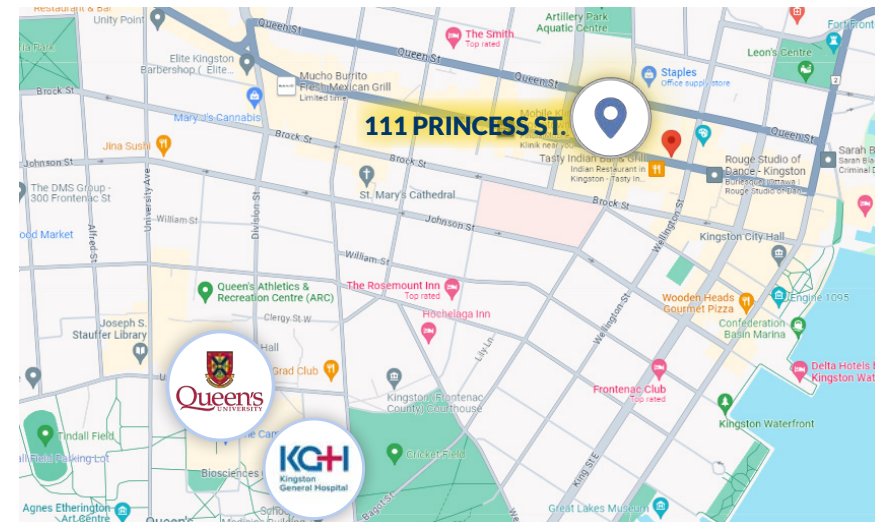
- Rare opportunity to lease a “turn-key” bakery, deli and restaurant in one of the best locations in downtown Kingston
- Main level counters and seating area, plus lower level fully-equipped commercial kitchen with rear door access
- Seasonal patio also rented from the City
- Exclusive parking in rear rented from the City for \$156 a month
- Close to all amenities in the downtown area, including transit connections, banks, City Hall, shopping, and restaurants
- Total Monthly Rent equates to \$6,365 net rent and \$3,182 additional rent (2023 est.)

**NET LEASE RATE:** \$20.00 psf main level  
\$10.00 psf lower level

**ADDITIONAL RENT (TMI):** \$7.50 psf overall (Est. 2023)

**AVAILABLE AREA:** +/- 2,546 sf main level and  
+/- 2,546 sf lower level

**EQUIPMENT:** For sale to a tenant as a package,  
total price \$150,000 + HST  
Equipment list available upon request



### JAMES WARD

Broker

✉ jward@rtcr.com

☎ 613-893-3335

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

☎ 613-384-1997 ext. 25

### KOSTAS DOULAS

Broker of Record

✉ kdoulas@rtcr.com

☎ 613-539-4444

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

☎ 613-384-1997 ext. 17

# Rogers & Trainor

Commercial Realty (2009) Inc.  
Brokerage

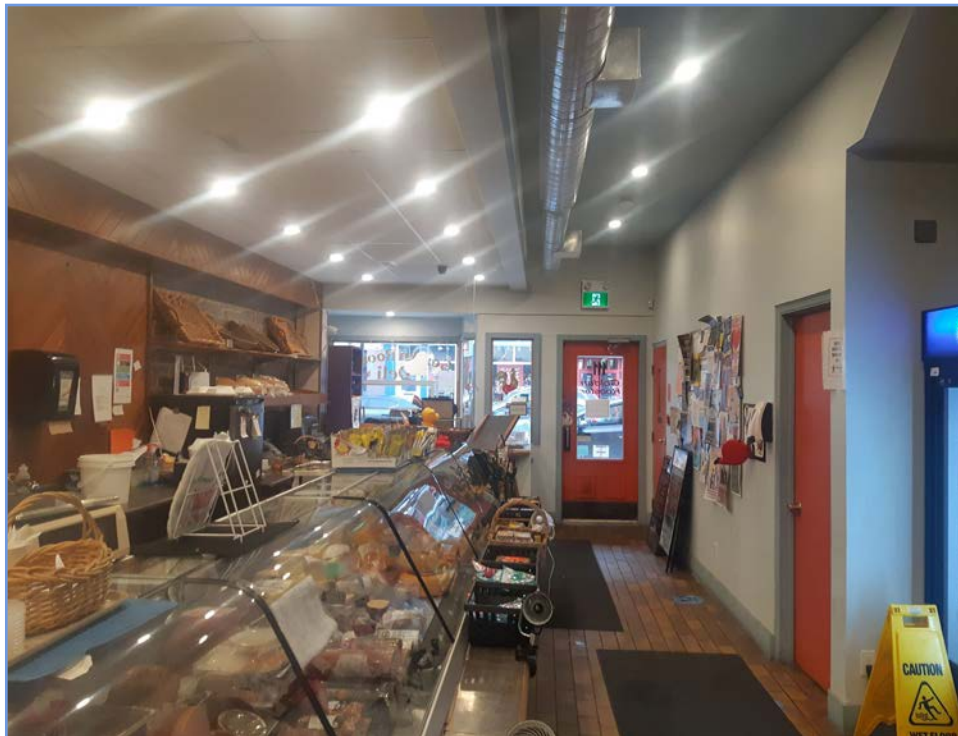
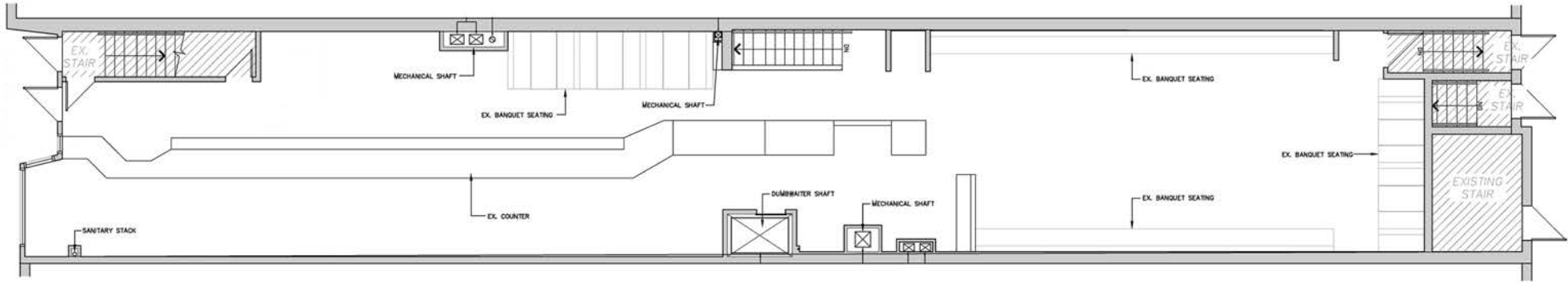
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**111 PRINCESS STREET** KINGSTON

## MAIN LEVEL FLOOR PLAN



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**111 PRINCESS STREET KINGSTON**

**LOWER LEVEL**



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## NEIGHBOURHOOD HIGHLIGHTS

### LOCAL BUSINESSES & RESTAURANTS

- Chez Piggy
- A-One Clothing
- Tara Natural Foods
- The Iron Duke
- Martello Alley
- Harper's Burger Bar
- Coffee & Company
- Sima Sushi
- Cooke's Fine Foods
- Black Dog Tavern
- Camera Kingston
- The Toucan
- Tango Nuevo
- The Screening Room
- Antique Alley
- Novel Idea
- Smith Army Surplus
- Amadeus Cafe

## DOWNTOWN KINGSTON

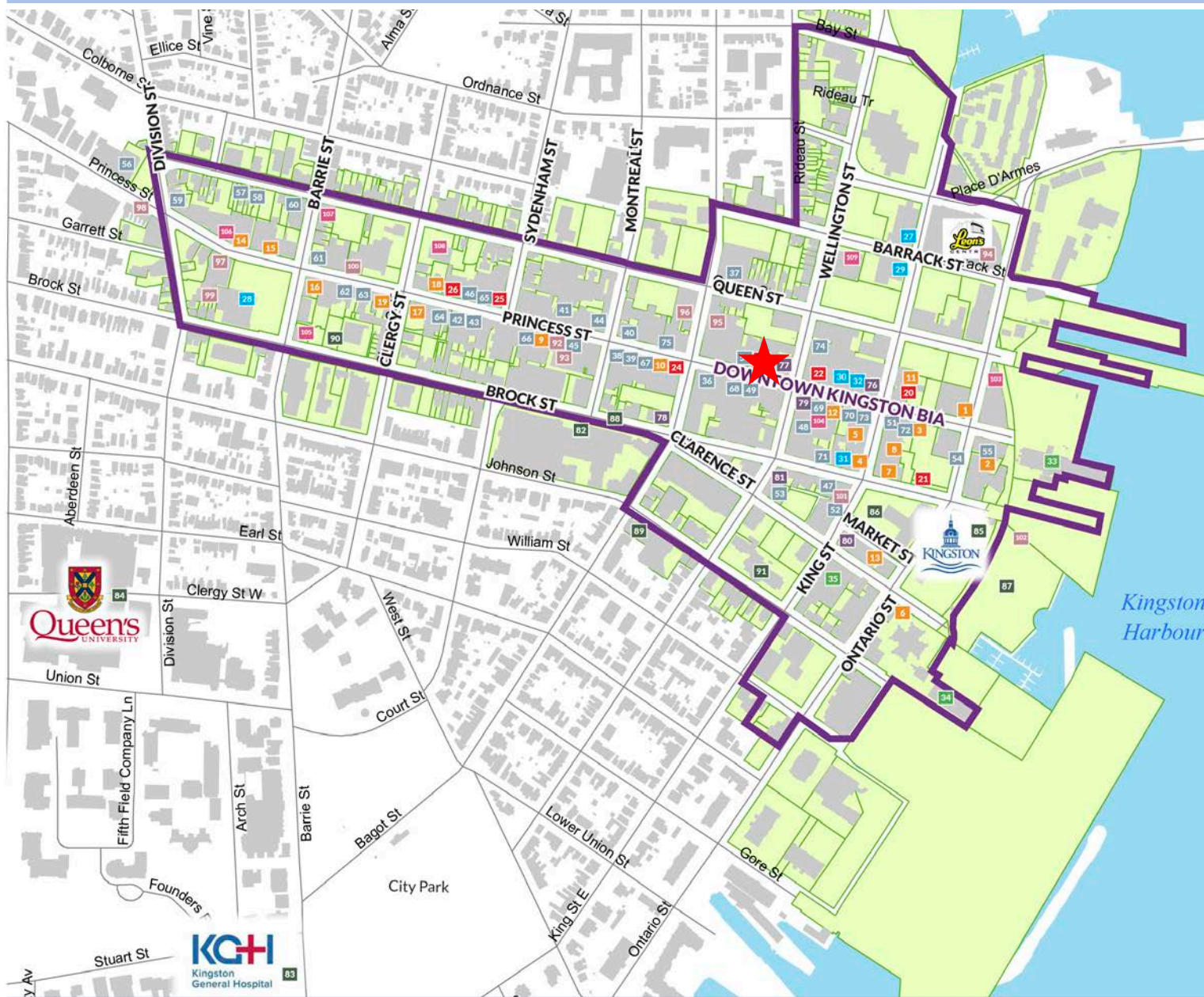
- **A VIBRANT AREA** - Kingston has a vibrant downtown that is the culture and entertainment hub of the region. There are over 100 unique restaurants, many specialty gift and fashion boutiques, art galleries and so much more.
- **A COMPLIMENTARY MIX** - Kingston's downtown features a complimentary mix of small independent shops along with major international chain stores that would not normally be found in a downtown this size including Indigo, Gap, Roots, Staples, Urban Outfitters, LuLu Lemon, Starbucks, Good Life Fitness, American Apparel, The Works, The Keg, Milestones, etc.
- **TOURISM** - Kingston has a thriving tourism industry especially in the summer when the city offers many festivals including The First Capital Days, BluesFest and the 1000 Islands Poker Run. The beautiful waterfront, well-maintained parks, prominent entertainment venues and ample art galleries make it a top choice for visitors from near and afar.





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# 111 PRINCESS STREET KINGSTON



## MAP OF KINGSTON

Including Downtown BIA, Sydenham District, Queen's District, Inner Harbour District & Williamsville District



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### DINING

- 1 Lonestar Texas Grill
- 2 Milestones
- 3 Pan Chanco
- 4 Jack Astor's
- 5 Black Dog Tavern
- 6 Diane's Fish House
- 7 Olivea
- 8 Tango
- 9 Copper Penny
- 10 Grecos
- 11 Red House
- 12 Toucan
- 13 Tir Nan Og
- 14 The Grizzly Grill
- 15 Tommy's
- 16 Pizza Studio
- 17 The WORKS Craft Burgers
- 18 McDonalds
- 19 Tim Hortons

### CAFE/BAKERY

- 20 Coffee & Company
- 21 Sippis
- 22 Starbucks
- 23 Card's Bakery
- 24 Crave Coffee & Bakery
- 25 Balzac's
- 26 Northside Espresso

### GROCERY

- 27 Food Basics
- 28 Metro
- 29 LCBO
- 30 Tara's Natural Foods
- 31 Cooke's Fine Foods
- 32 General Brock's Commissary

### HOTELS

- 33 Holiday Inn
- 34 Delta Waterfront by Marriott
- 35 4 Points by Sheraton

### RETAIL

- 36 Shoppers Drug Mart
- 37 Staples
- 38 Dollarama
- 39 Dollar Tree
- 40 The Rocking Horse
- 41 Roots
- 42 Lululemon
- 43 Trailhead
- 44 Urban Outfitters
- 45 Heel Boy
- 46 The Running Room
- 47 Runner's Choice
- 48 Becker Shoes
- 49 Hatley Boutique
- 50 Cloth
- 51 Roundstone
- 52 Gracie's Clothing
- 53 Happy Thoughts
- 54 Waterfront Gifts
- 55 Chris James

### RETAIL

- 56 Shoppers Drug Mart
- 57 Bridal Creations
- 58 Murano's Formalwear
- 59 The UPS Store
- 60 Frontenac Cycle
- 61 Phase 2 Clothing
- 62 Canada Computers
- 63 What'll I Wear
- 64 Art Noise
- 65 Agent 99
- 66 Midori Gifts
- 67 I Mode
- 68 Send in the Clowns
- 69 Minotaur
- 70 Modern Primitive
- 71 House of Angels
- 72 Fancy That
- 73 A-One Clothing
- 74 Martello Alley
- 75 Overstocks

### FINANCIAL

- 76 Royal Bank
- 77 Scotiabank
- 78 CIBC
- 79 TD Bank
- 80 Bank of Montreal
- 81 Wellington Foreign Exchange

### INSTITUTIONS

- 82 Hotel Dieu
- 83 Kingston General Hospital
- 84 Queen's University
- 85 Kingston City Hall
- 86 Springer Market Square
- 87 Confederation Basin
- 88 Kingston Transit Hub
- 89 Kingston Frontenac Public Library
- 90 St. Mary's Cathedral
- 91 St. George's Anglican Cathedral

### ENTERTAINMENT

- 92 The Grand Theatre
- 93 The Screening Room
- 94 The Leon's Centre
- 95 Improbable Escapes
- 96 Sherlock's Escapes
- 97 Stages Night Club
- 98 Trinity Social
- 99 The Spot
- 100 Barcadia
- 101 Studio 22 Gallery
- 102 1000 Islands Cruises

### FITNESS

- 103 Pole Fitness Kingston
- 104 Salti Yoga
- 105 Symphony Spa & Yoga
- 106 Samatva Yoga
- 107 Studio 330
- 108 Queen Street CrossFit
- 109 Goodlife Fitness

Walk Score  
**100**

Bike Score  
**78**

Transit Score  
**61**