

111 PRINCESS STREET DOWNTOWN KINGSTON

FOR LEASE



111 PRINCESS STREET KINGSTON

DETAILS

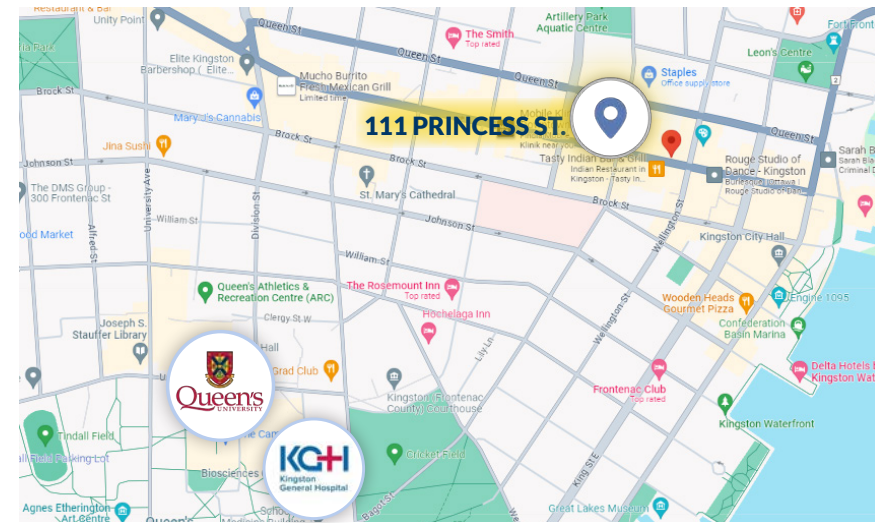
- Rare opportunity to lease a “turn-key” bakery, deli and restaurant in one of the best locations in downtown Kingston
- Main level counters and seating area, plus lower level fully-equipped commercial kitchen with rear door access
- Seasonal patio also rented from the City
- Exclusive parking in rear 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 \$180,000 + HST
Equipment list available upon request



JAMES WARD

Broker
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☎ 613-893-3335

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☎ 613-384-1997 ext. 25

KOSTAS DOULAS

Broker of Record
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Rogers & Trainor

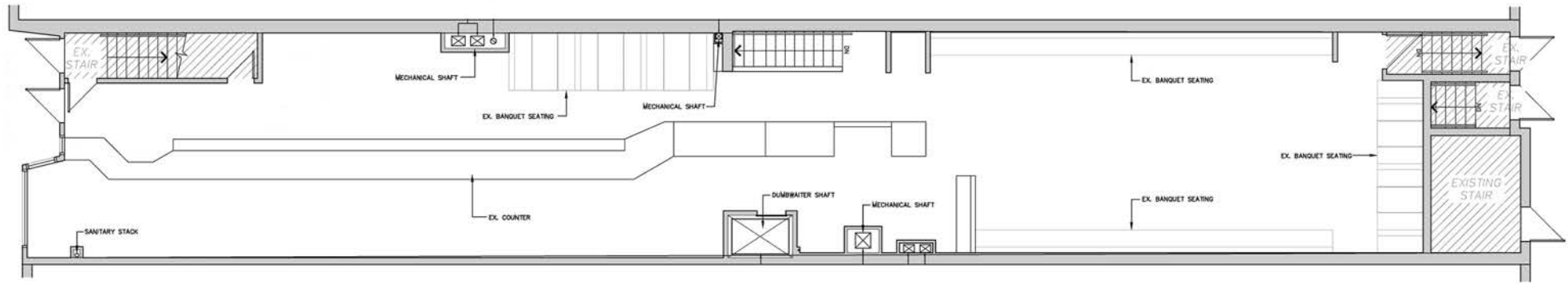
Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

FOR LEASE

111 PRINCESS STREET KINGSTON

MAIN LEVEL FLOOR PLAN



All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtrcr.com.

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LOWER LEVEL



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NEIGHBOURHOOD HIGHLIGHTS

LOCAL BUSINESSES & RESTAURANTS

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

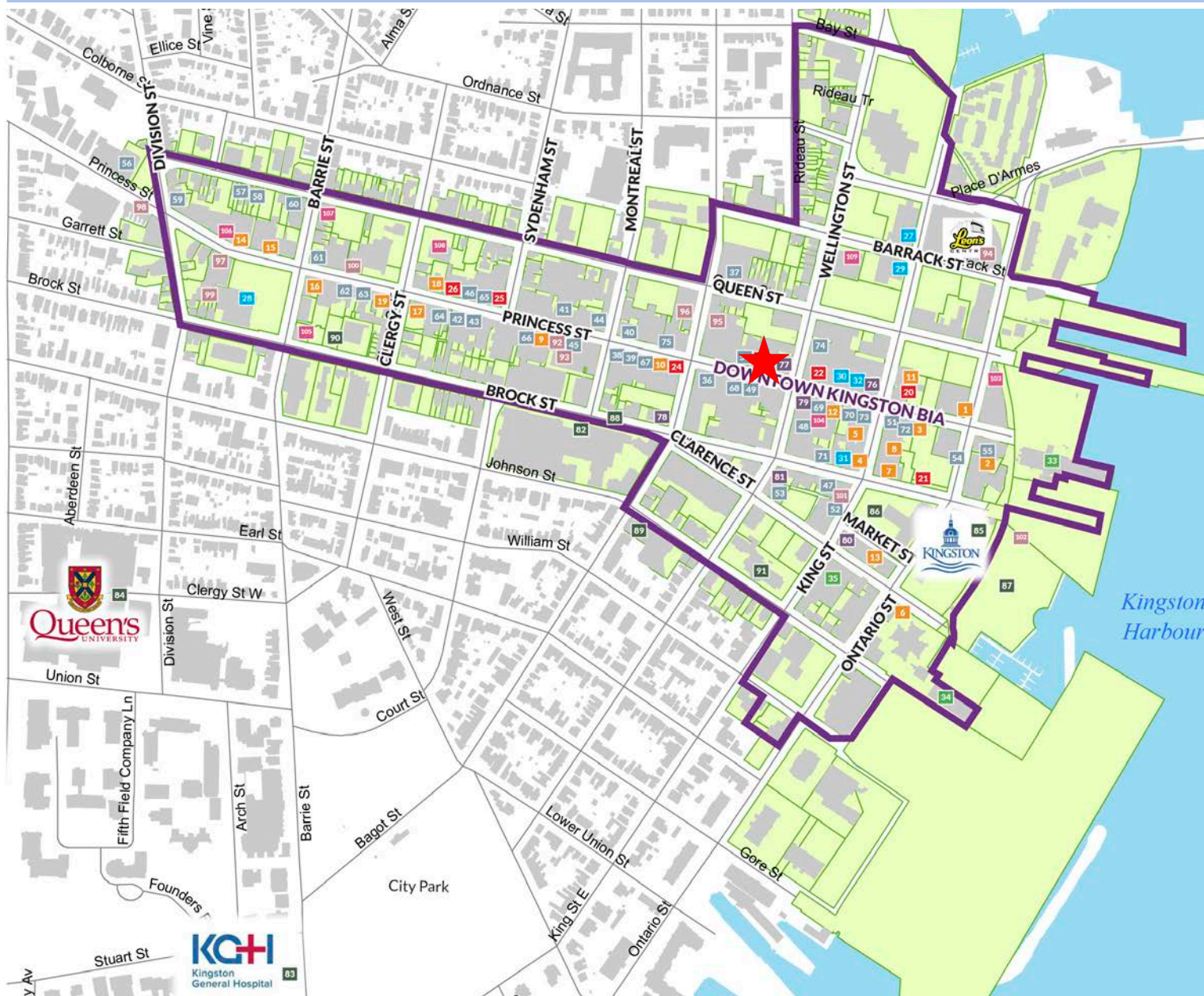
DOWNTOWN KINGSTON

- **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.



FOR LEASE

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- | DINING | RETAIL |
|---------------------------------|--------------------------------------|
| 1 Lonestar Texas Grill | 56 Shoppers Drug Mart |
| 2 Milestones | 57 Bridal Creations |
| 3 Pan Chanco | 58 Murano's Formalwear |
| 4 Jack Astor's | 59 The UPS Store |
| 5 Black Dog Tavern | 60 Frontenac Cycle |
| 6 Diane's Fish House | 61 Phase 2 Clothing |
| 7 Olivea | 62 Canada Computers |
| 8 Tango | 63 What'll I Wear |
| 9 Copper Penny | 64 Art Noise |
| 10 Grecos | 65 Agent 99 |
| 11 Red House | 66 Midori Gifts |
| 12 Toucan | 67 I Mode |
| 13 Tir Nan Og | 68 Send in the Clowns |
| 14 The Grizzly Grill | 69 Minotaur |
| 15 Tommy's | 70 Modern Primitive |
| 16 Pizza Studio | 71 House of Angels |
| 17 The WORKS Craft Burgers | 72 Fancy That |
| 18 McDonalds | 73 A-One Clothing |
| 19 Tim Hortons | 74 Martello Alley |
| | 75 Overstocks |
| CAFE/BAKERY | FINANCIAL |
| 20 Coffee & Company | 76 Royal Bank |
| 21 Sippis | 77 Scotiabank |
| 22 Starbucks | 78 CIBC |
| 23 Card's Bakery | 79 TD Bank |
| 24 Crave Coffee & Bakery | 80 Bank of Montreal |
| 25 Balzac's | 81 Wellington Foreign Exchange |
| 26 Northside Espresso | |
| GROCERY | INSTITUTIONS |
| 27 Food Basics | 82 Hotel Dieu |
| 28 Metro | 83 Kingston General Hospital |
| 29 LCBO | 84 Queen's University |
| 30 Tara's Natural Foods | 85 Kingston City Hall |
| 31 Cooke's Fine Foods | 86 Springer Market Square |
| 32 General Brock's Commissary | 87 Confederation Basin |
| | 88 Kingston Transit Hub |
| | 89 Kingston Frontenac Public Library |
| | 90 St. Mary's Cathedral |
| | 91 St. George's Anglican Cathedral |
| HOTELS | ENTERTAINMENT |
| 33 Holiday Inn | 92 The Grand Theatre |
| 34 Delta Waterfront by Marriott | 93 The Screening Room |
| 35 4 Points by Sheraton | 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 |

MAP OF KINGSTON

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



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Walk Score 100	Bike Score 78	Transit Score 61
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