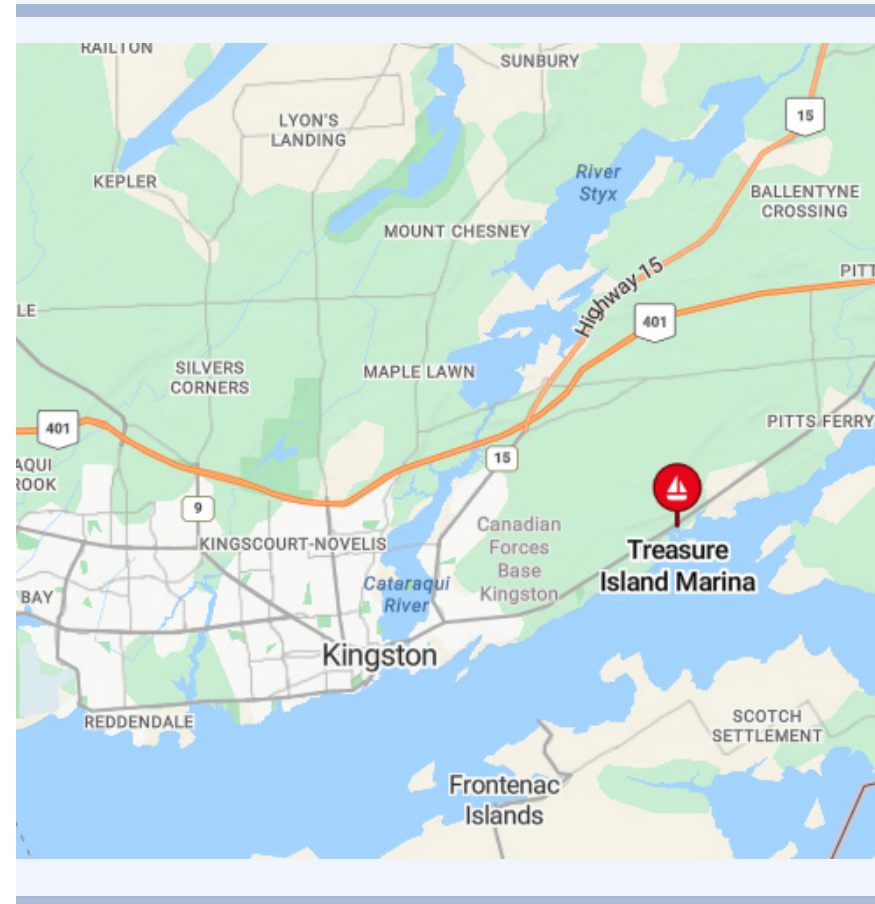


# 1753 HWY 2 - TREASURE ISLAND MARINA



## RESTAURANT/BAR FOR LEASE

- Waterfront bar and restaurant for lease at the Treasure Island Marina, (170 boat slips)
  - Beautiful setting 8 minutes east of downtown Kingston
  - Equipped commercial kitchen, bar, and restaurant
  - Large one bedroom apartment on 2nd floor is an optional extra \$1,200 per month inclusive
  - Seasonal operation but landlord is open to longer-term cooperation
- |                        |  |
|------------------------|--|
| <b>AVAILABLE AREA:</b> | +/- 2,500 sf<br>+/- 1000 sf patio  |
| <b>LEASE RATE:</b>     | \$6,000 per month gross  |
| <b>LEASE TERM:</b>     | Seasonal<br>Available April 1, 2024  |
| <b>ZONING:</b>         | CT-4   |
| <b>RENT INCLUDES:</b>  | Hydro, water, septic and POS system included in rent. Propane and internet paid by Tenant. |
| <b>PARKING:</b>        | Ample on site  |

### JAMES WARD

Broker

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**Rogers  
& Trainor**  
Commercial Realty Inc.  
Brokerage

[WWW.RTCR.COM](http://WWW.RTCR.COM)

**FOR LEASE**

# RESTAURANT/BAR AT TREASURE ISLAND MARINA



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**FOR LEASE**

# RESTAURANT/BAR AT TREASURE ISLAND MARINA



## LOCATION

- Unique opportunity to lease the only restaurant between Kingston and Gananoque
- Ideal location at the mouth of the Bateau Channel between Kingston and the 1000 Islands
- Easy access to Lake Ontario, St. Lawrence River, The Rideau Canal and the U.S. Border
- Surrounded by high-end residential communities
- 170 boat slips serve the local population
- Service dock, washrooms, showers, and laundry facilities at the marina serve a constant stream of seasonal and transient boaters in the summer months
- Jet-Ski Rentals throughout the summer bring in local traffic
- With commercial and residential dock repairs and installation services on site, there are a multitude of reasons for locals and tourists alike to visit Treasure Island Marina

