

LEASED

RESTAURANT DOWNTOWN KINGSTON

COPPER BRANCH

268 PRINCESS STREET \$26.00 PSF NET

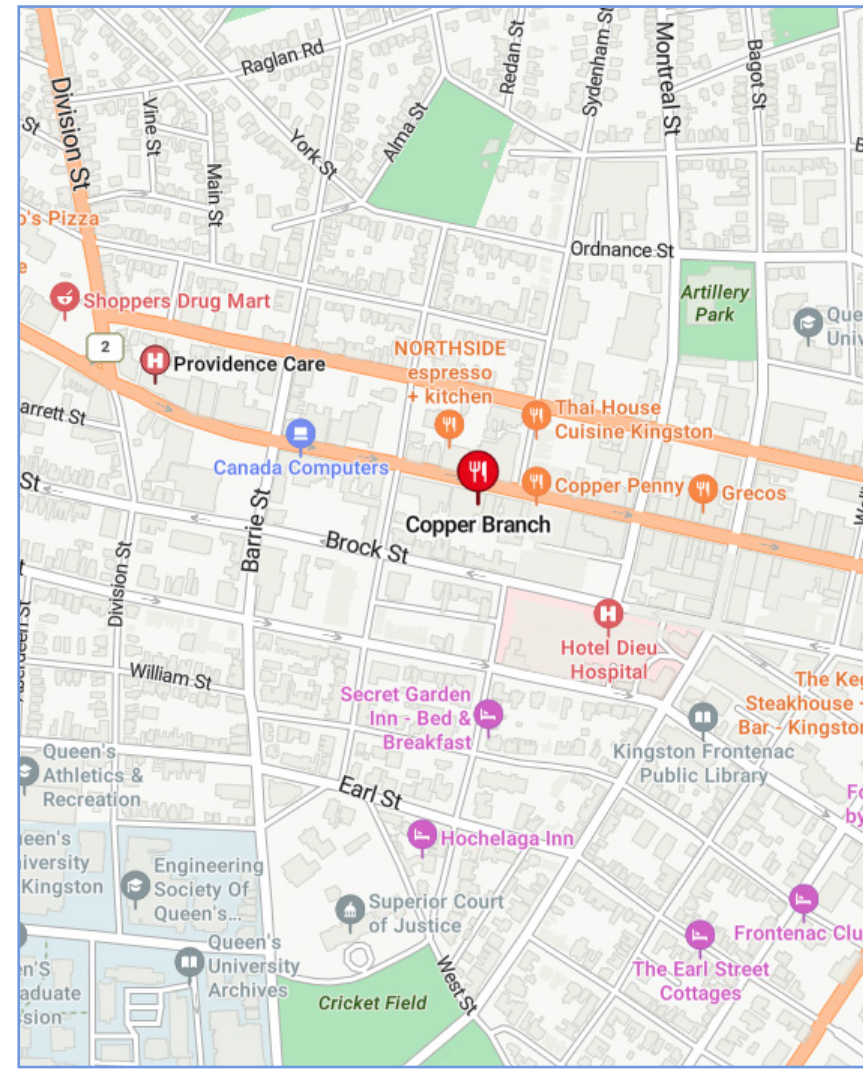
LEASE DETAILS

- Prime location downtown restaurant available for lease
- 1,344 SF main level and one parking space at rear
- Lease Rental Terms \$26.00 psf net
- Additional rent \$13.04 psf (2023 est.)
- Total \$4,372.48 per month + HST and utilities
- Lease term until May 31, 2028
- Utilities paid by tenant

- Fully renovated and newly equipped in 2018 at a cost of over \$500,000

LOCATION

- Next to Lululemon Downtown Kingston on Princess St.
- Close proximity to Queen's University
- Close to all amenities, including transit connections, banks, City Hall, shopping, and restaurants
- Less than 100 m from new Crown Condo building opening 2025 crowncondos.com



James Ward
Broker

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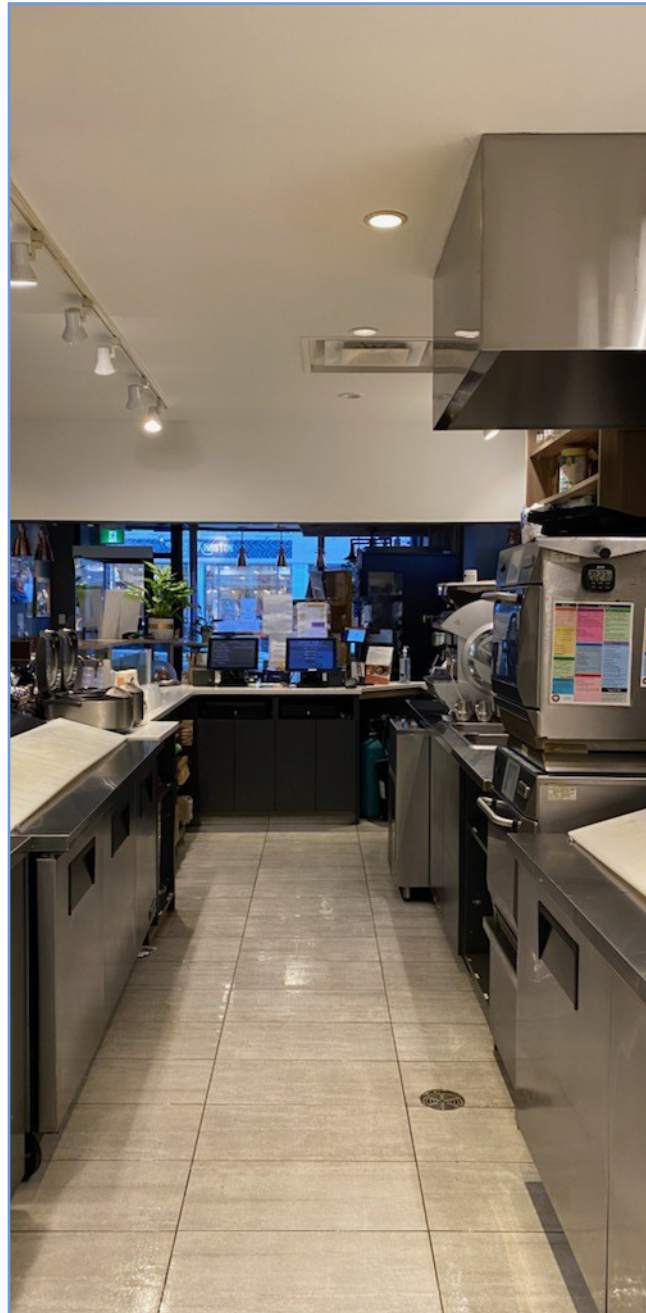
**Rogers
& Trainor**

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

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BUSINESS OPPORTUNITY

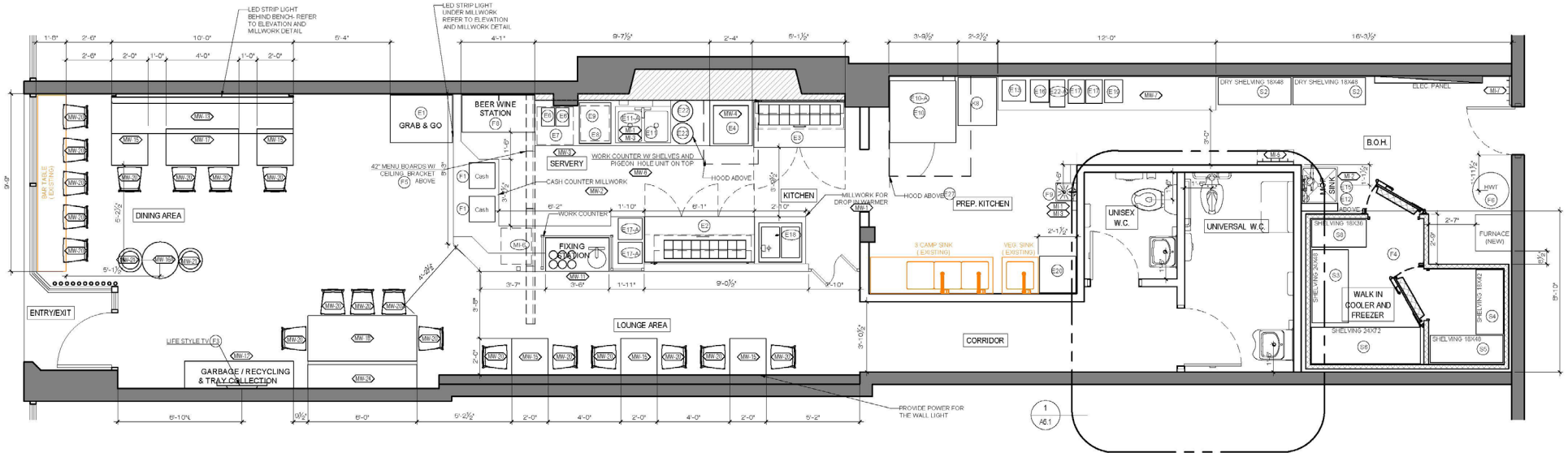
- Trade fixtures and chattels for sale for \$164,000
- Seasonal patio
- Copper Branch franchise optional
- List of chattels and trade fixtures available upon request
- Hood and exhaust is a type II condensate system (not a grease system)



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.

**Rogers
& Trainor**

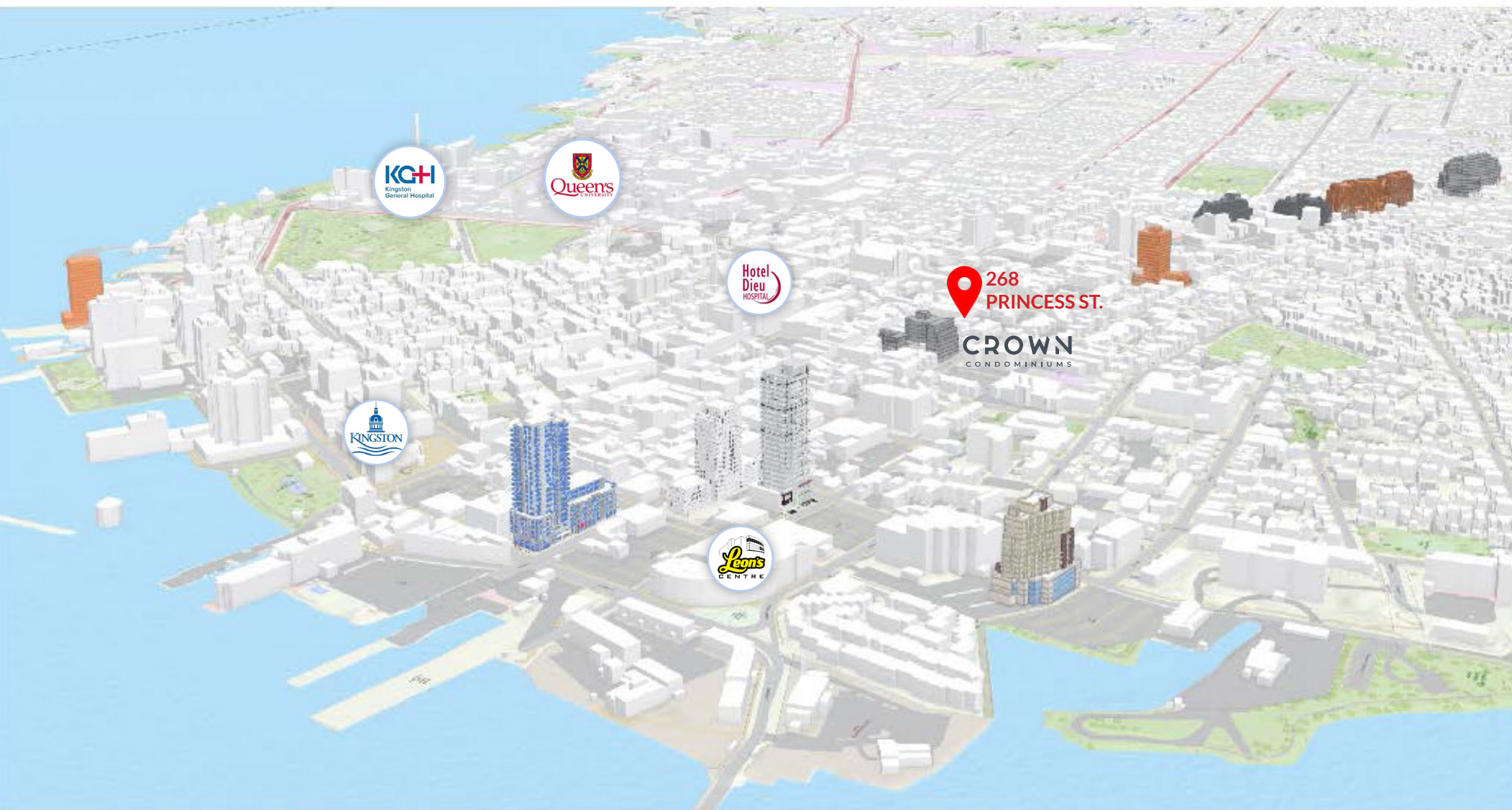
FLOOR PLAN



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NEW DEVELOPMENTS & CONSTRUCTION

There are a number of new developments and redevelopments slated for Downtown Kingston in the near future. It has been determined that the downtown core can evolve with large scale intensification projects without impacting the important cultural heritage resources it holds.

These developments bring new housing and diversify commercial, employment and recreation options. This will help further Kingston's goals of sustainability and climate action, by bringing more population to the areas that don't require cars to get to places of work and play.

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NEIGHBOURHOOD HIGHLIGHTS

LOCAL BUSINESSES & RESTAURANTS

- The Grizzly Grill
- Frontenac Cycle
- The Brass Pub
- Canada Computers
- Stages Nightclub
- The UPS store
- Barcadia
- Phase II
- Symphony Spa & Yoga
- Trailhead
- Wine Rack
- Queen Street Fitness
- James Reid Furniture
- Balzac's Kingston
- Lululemon

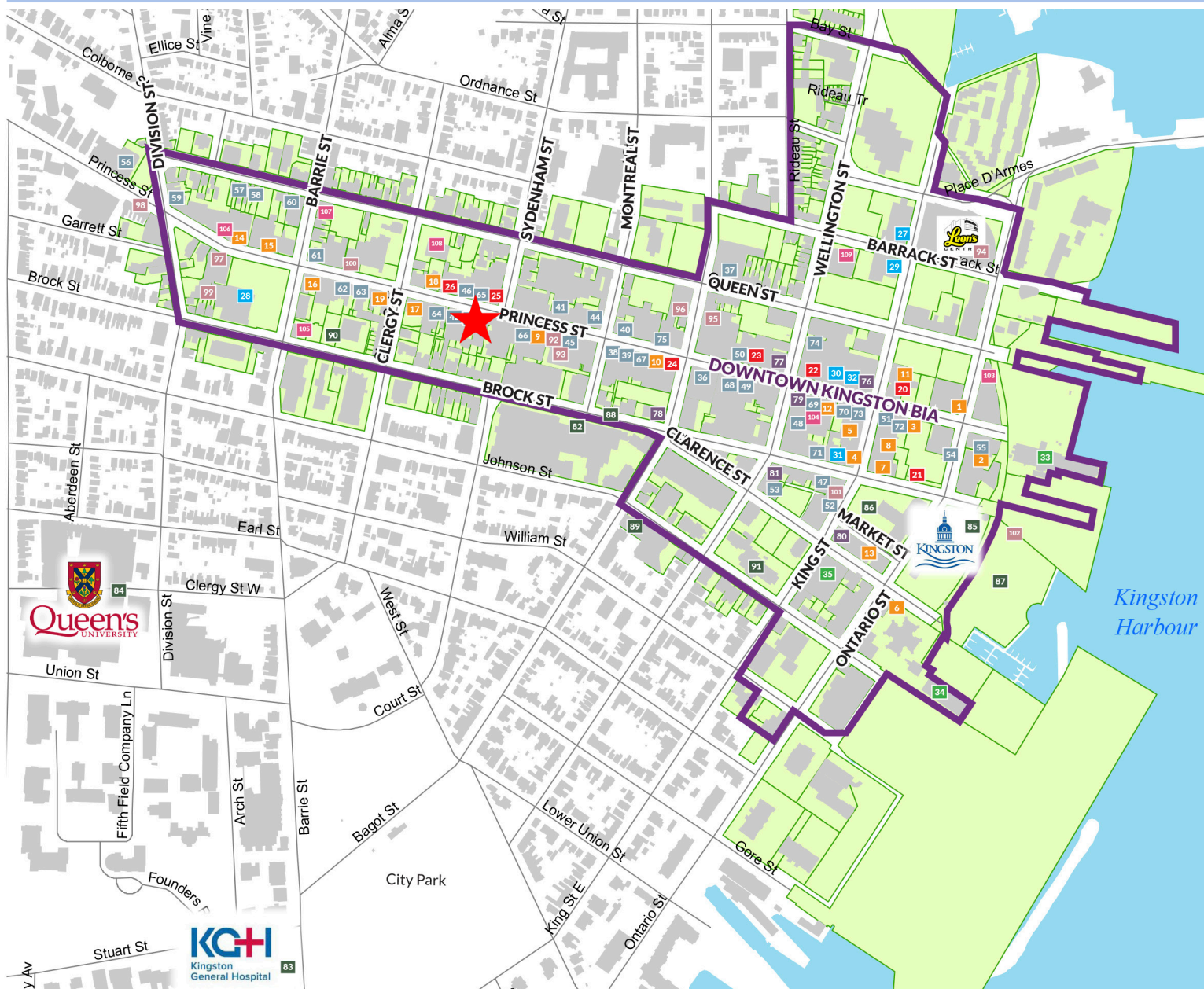
DOWNTOWN KINGSTON

- **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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|---|--|
| 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 | 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 |
| CAFE/BAKERY
20 Coffee & Company
21 Sippis
22 Starbucks
23 Card's Bakery
24 Crave Coffee & Bakery
25 Balzac's
26 Northside Espresso | FINANCIAL
76 Royal Bank
77 Scotiabank
78 CIBC
79 TD Bank
80 Bank of Montreal
81 Wellington Foreign Exchange |
| GROCERY
27 Food Basics
28 Metro
29 LCBO
30 Tara's Natural Foods
31 Cooke's Fine Foods
32 General Brock's Commissary | 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 |
| HOTELS
33 Holiday Inn
34 Delta Waterfront by Marriott
35 4 Points by Sheraton | 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 |
| 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 | 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

<p>Walk Score 94</p>	<p>Bike Score 77</p>	<p>Transit Score 60</p>
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