

FOR LEASE

2511 PRINCESS STREET - UNIT A2B



PRIME COMMERCIAL LOCATION

PROPERTY DETAILS

AVAILABLE AREA:	+/- 3,930 sf
LEASE RATE:	\$25.00 psf
ADDITIONAL RENT:	\$10.86 psf (2023 est)
AVAILABLE:	January 2024
ZONING:	C2-24 - Wide range of commercial uses including retail, restaurant, clinic, office, personal service and recreational uses.

- Located at a high traffic intersection on the corner of Princess St. and Gardiners Road
- Neighbouring businesses include Dingaling's Chicken Wings, Bronson & Bronson, Massage Addict, and the Limestone Kabob House
- Close to all amenities, including Costco, Lowe's, Canadian Tire, Loblaws, and The Cataraqui Centre; the only enclosed Shopping Centre in Kingston.

JAMES WARD
Broker

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KOSTAS DOULAS
Broker of Record

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

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All information provided is deemed reliable but is not guaranteed and should be independently verified.

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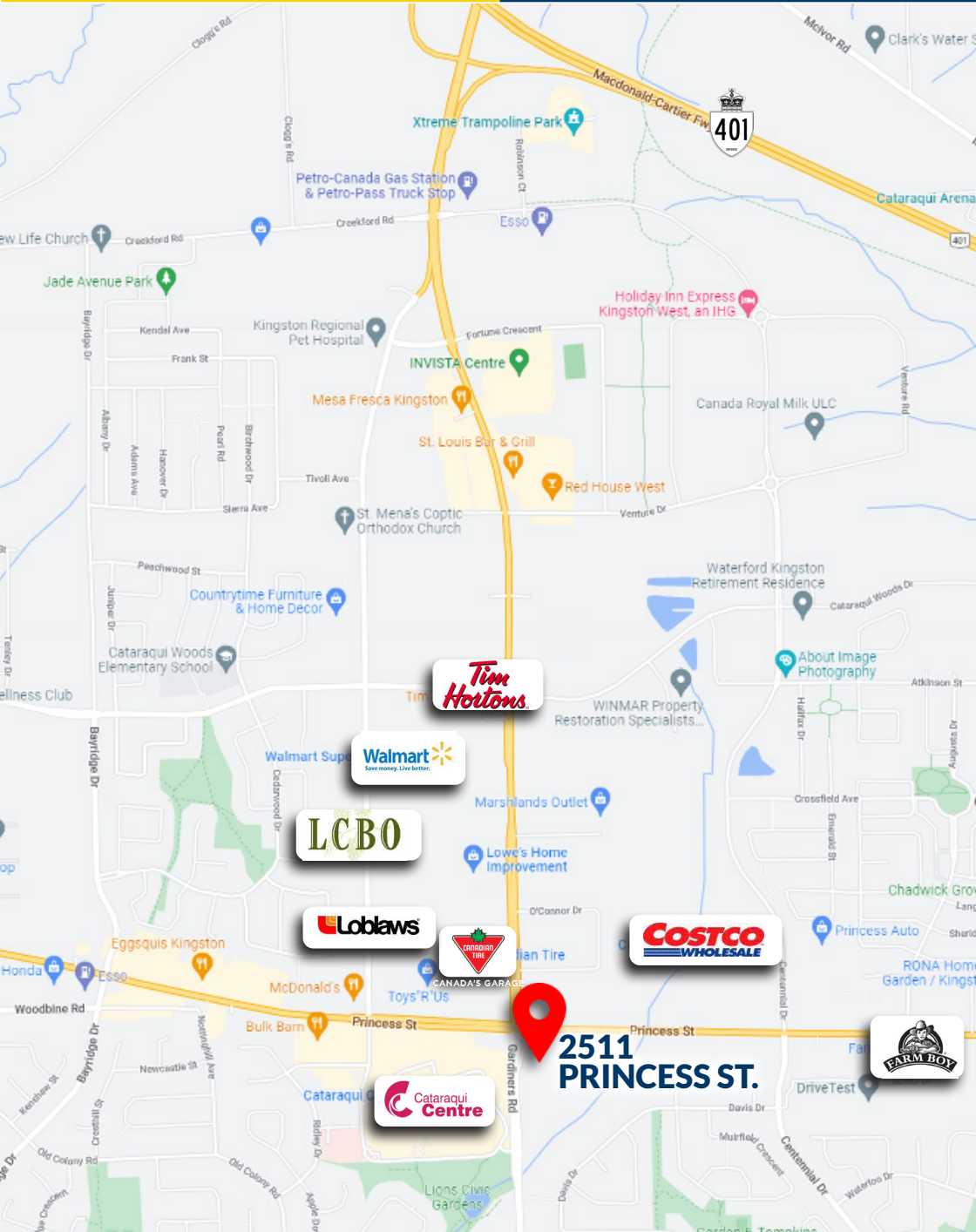
2511 PRINCESS STREET, UNIT A2B

PHOTOS



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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

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

FITNESS & RECREATION

- Fit4Less
- Planet Fitness
- Xtreme Trampoline Park

AMENITIES

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

GROCERY

- Loblaws
- Costco
- Farm Boy

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 *Point2Homes 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*

