

# FOR LEASE

# RETAIL SPACE DOWNTOWN KINGSTON



260 PRINCESS STREET



## PROPERTY DETAILS

- Premium turnkey commercial space ideal for a restaurant/ café located in the heart of Kingston's busy downtown
- Professionally designed and constructed 10 years ago, boasting brick and limestone walls, high ceilings, A/C and all newer equipment
- Main level includes service counter, take-out window, seating area and full commercial kitchen with rear delivery bay
- Lower level includes restrooms, staff room, and a second full commercial kitchen
- All levels connect via 2 separate open stairwells, with direct access to a rooftop patio with exceptional views of the city

**Leaseable Area:** 2,194 +/- sf (Main Level)  
1,305 +/- sf (Lower Level)  
Total Area 3,500 +/- sf

**Lease Rate:** \$35.00 psf net Main Level and \$25/sf for lower level with all restaurant equipment & chattels included

**Additional Rent:** \$10.43 psf

**Parking:** 2 spots available at an extra cost

- The premise offers excellent visibility and exposure to Kingston's high traffic downtown corridor
- Zoning permits a variety of uses such as restaurants, retail, grocery stores, clinics, office and entertainment establishments
- Steps away from the new Crown Condo building opening 2025 [crowncondos.com](http://crowncondos.com)

**Sina Tahamtan**  
Sales Representative  
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Kingston, Ontario K7L 2L1

613-384-1997 ext. 18

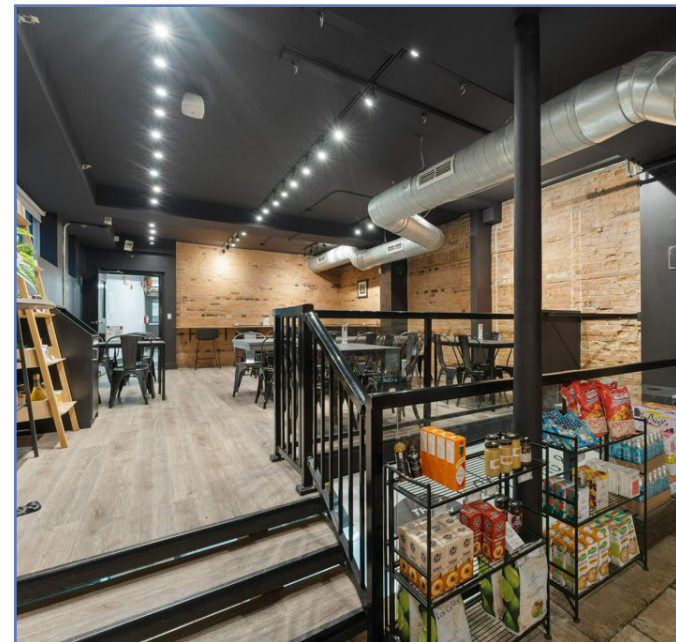
**Rogers & Trainor**  
Commercial Realty Inc.  
Brokerage

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



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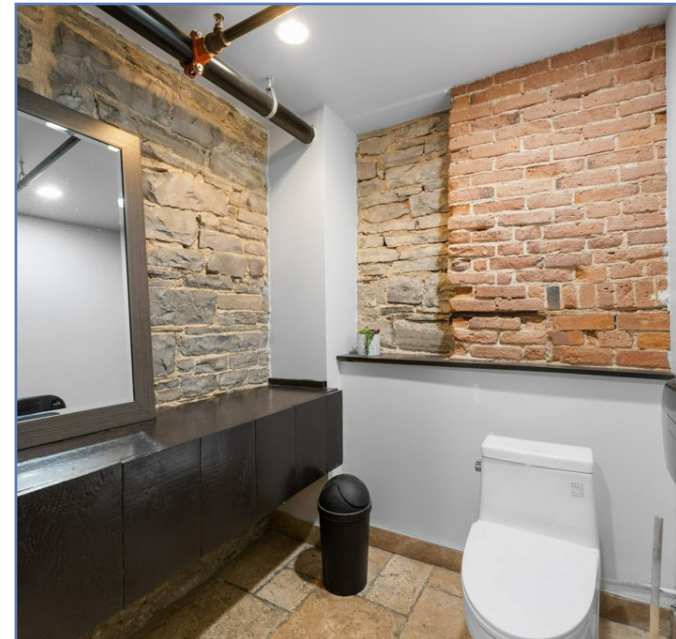
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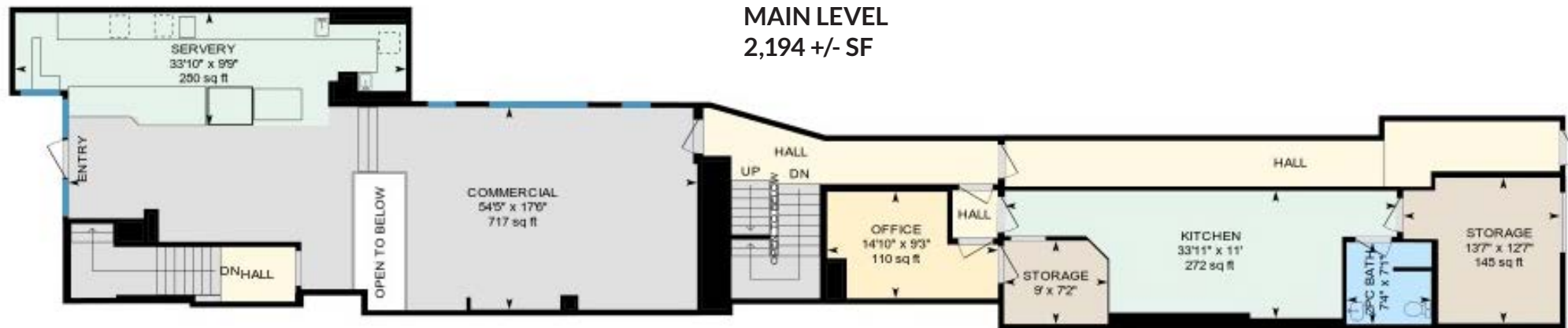


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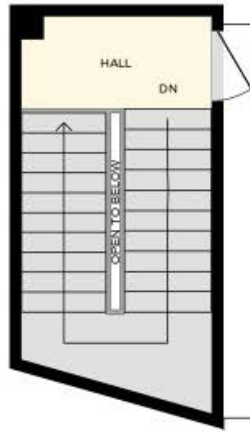


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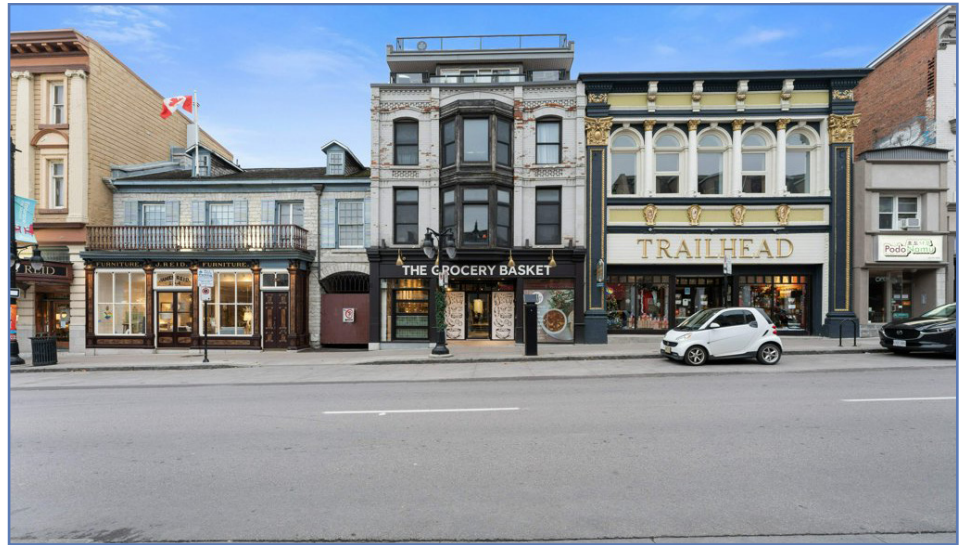
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**ROOFTOP PATIO**  
144 +/- SF

DECK



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## NEIGHBOURHOOD HIGHLIGHTS

### RESTAURANTS

- The Grizzly Grill
- Thai House Cuisine
- Copper Penny

### FITNESS & RECREATION

- Queen Street Fitness
- Artillery Park Aquatic Centre
- SPINCO Kingston

### GROCERY

- Metro
- Kingston Asian Super
- Bulk Barn

### SCHOOLS

- Queen's University
- Sydenham Public School
- Regiopolis High School
- Central Public School

## DOWNTOWN KINGSTON

Kingston has a vibrant downtown that is the cultural and entertainment hub of the region. There are over 100 unique restaurants, many specialty gift and fashion boutiques, art galleries, and more. Kingston has a thriving tourism industry, especially in the summer. The beautiful waterfront, well maintained parks, prominent entertainment venues, and historic limestone buildings make it a top choice for visitors from near and afar.



**WALKER'S PARADISE**  
Daily errands do not require a car.



**GOOD TRANSIT**  
Many nearby public transportation options.



**VERY BIKEABLE**  
Biking is convenient for most trips.

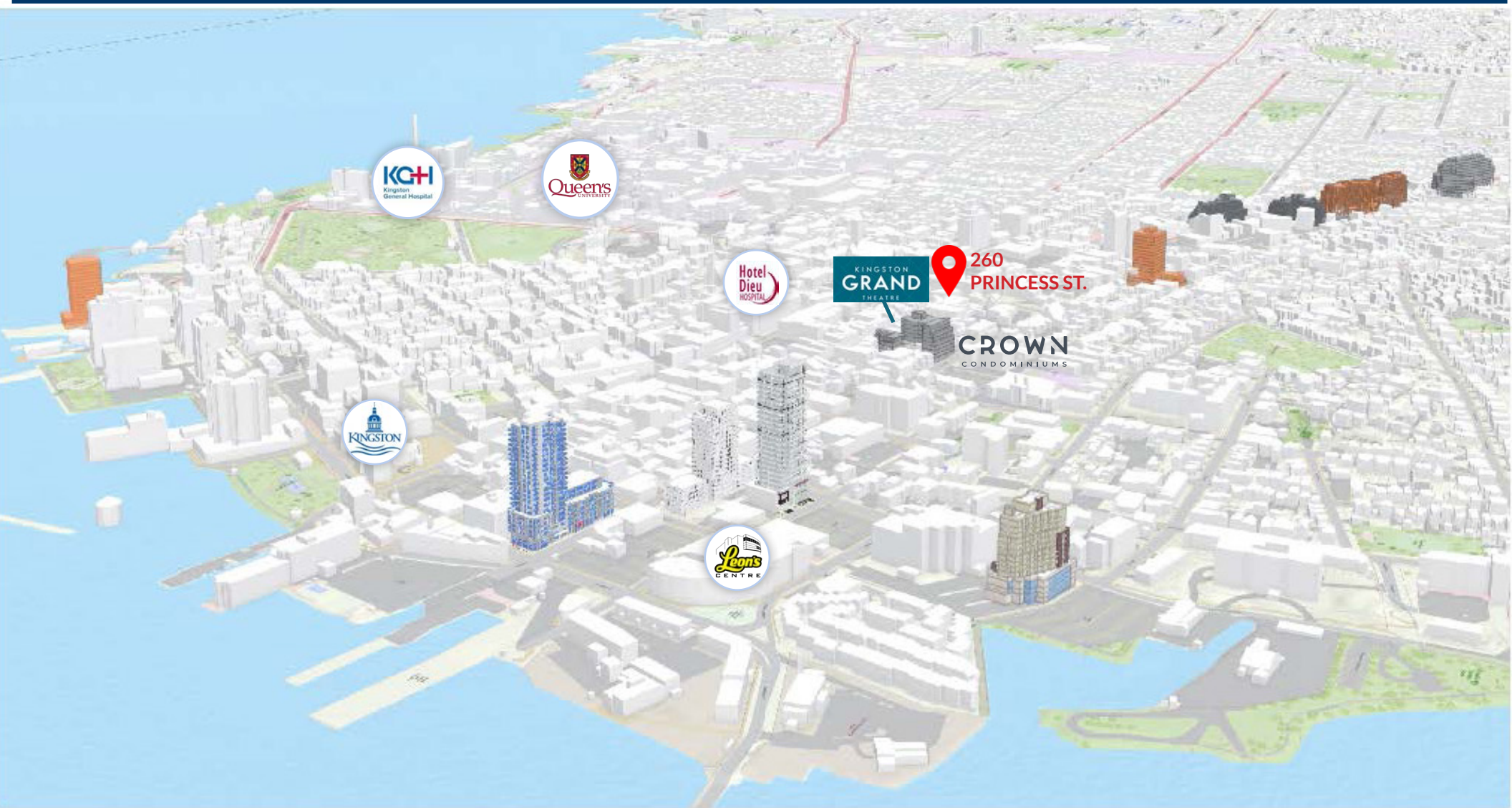


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## NEW DEVELOPMENTS & CONSTRUCTION

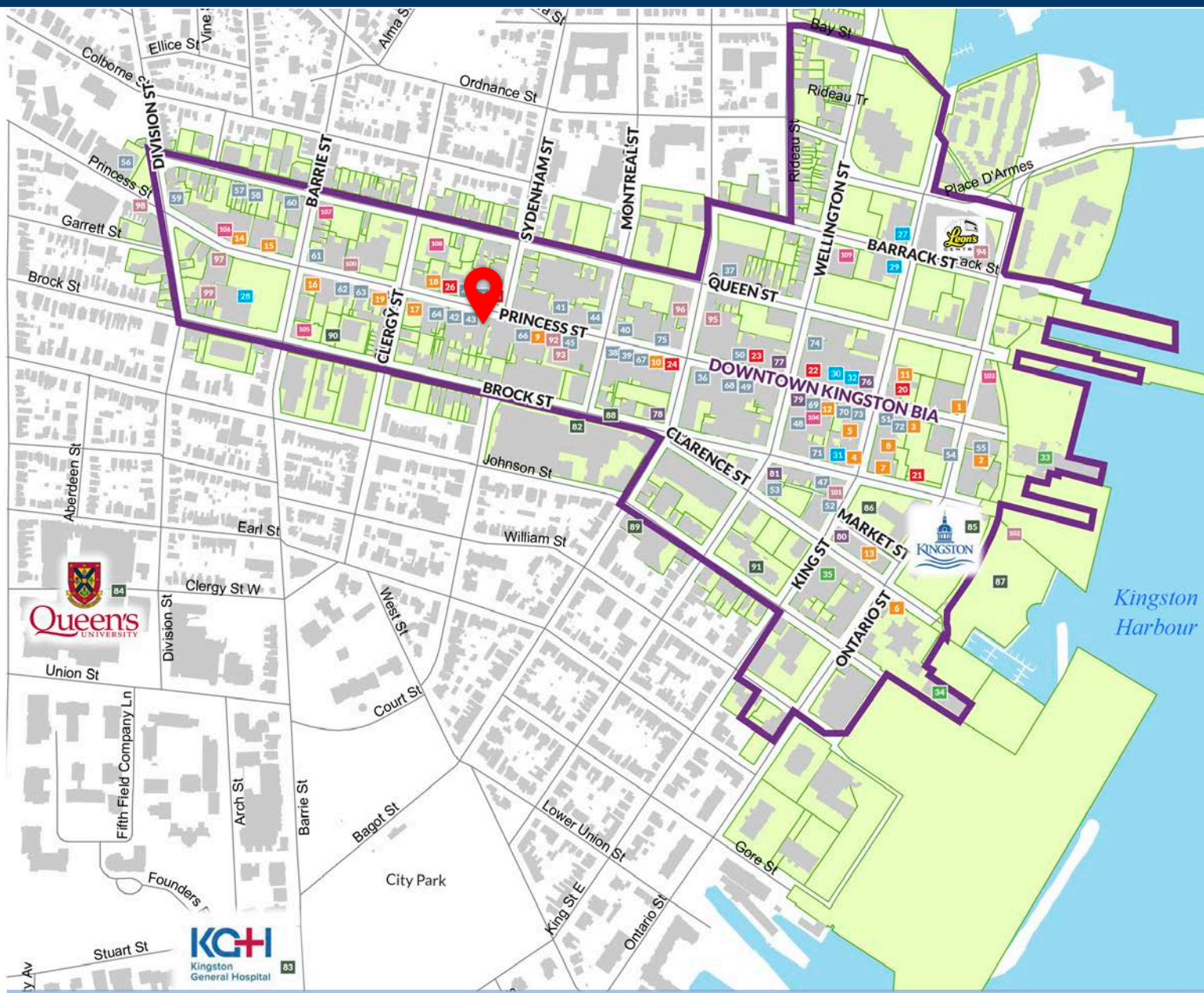
There are a number of new developments and redevelopments slated for Downtown Kingston in the near future. It has been determined that the downtown core can evolve with large scale intensification projects without impacting the important cultural heritage resources it holds.

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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## MAP OF KINGSTON

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

- |                                 |                                      |
|---------------------------------|--------------------------------------|
| <b>DINING</b>                   | <b>RETAIL</b>                        |
| 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                        |
| <b>CAFE/BAKERY</b>              | <b>FINANCIAL</b>                     |
| 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           |                                      |
| <b>GROCERY</b>                  | <b>INSTITUTIONS</b>                  |
| 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   |
| <b>HOTELS</b>                   |                                      |
| 33 Holiday Inn                  |                                      |
| 34 Delta Waterfront by Marriott |                                      |
| 35 4 Points by Sheraton         |                                      |
| <b>RETAIL</b>                   | <b>ENTERTAINMENT</b>                 |
| 36 Shoppers Drug Mart           | 92 The Grand Theatre                 |
| 37 Staples                      | 93 The Screening Room                |
| 38 Dollarama                    | 94 The Leon's Centre                 |
| 39 Dollar Tree                  | 95 Improbable Escapes                |
| 40 The Rocking Horse            | 96 Sherlock's Escapes                |
| 41 Roots                        | 97 Stages Night Club                 |
| 42 Lululemon                    | 98 Trinity Social                    |
| 43 Trailhead                    | 99 The Spot                          |
| 44 Urban Outfitters             | 100 Barcadia                         |
| 45 Heel Boy                     | 101 Studio 22 Gallery                |
| 46 The Running Room             | 102 1000 Islands Cruises             |
| 47 Runner's Choice              |                                      |
| 48 Becker Shoes                 | <b>FITNESS</b>                       |
| 49 Hatley Boutique              | 103 Pole Fitness Kingston            |
| 50 Cloth                        | 104 Salti Yoga                       |
| 51 Roundstone                   | 105 Symphony Spa & Yoga              |
| 52 Gracie's Clothing            | 106 Samatva Yoga                     |
| 53 Happy Thoughts               | 107 Studio 330                       |
| 54 Waterfront Gifts             | 108 Queen Street CrossFit            |
| 55 Chris James                  | 109 Goodlife Fitness                 |