

FOR LEASE

1654 BATH ROAD KINGSTON



HIGH PROFILE RETAIL UNIT

BUILDING AREA:

Unit 1 - 2,068 Sf - LEASED

Unit 2 + 3 - 2,361 Sf

LEASE RATE:

\$38.00 Sq Ft Net

ADDITIONAL RENT:

\$11.96 Psf

ZONING:

C2 Commercial

SERVICES:

All Municipal Services available

PARKING:

Ample Paved Parking on site

**Rogers
& Trainor**
Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

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Sales Representative

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FOR SALE

1654 BATH ROAD KINGSTON

PROPERTY DETAILS



CIVIC ADDRESS: 1654 Bath Road, Kingston, ON, K7M 4X9

OFFICIAL PLAN: Arterial Commercial

PROPERTY SIZE: Frontage - 186.91+/- Ft
Depth - 122.63+/- Ft
Total - 22,711.83+/- Sq Ft (0.521+/- acres)

ZONING: C2 Commercial

REALTY TAXES: \$4.97 Psf (2023 Est.)

SERVICES: All Municipal Services available

PARKING: Ample paved on site



FOR SALE

1654 BATH ROAD KINGSTON

UNIT DETAILS



UNIT 1

LEASED



UNIT 2 + 3

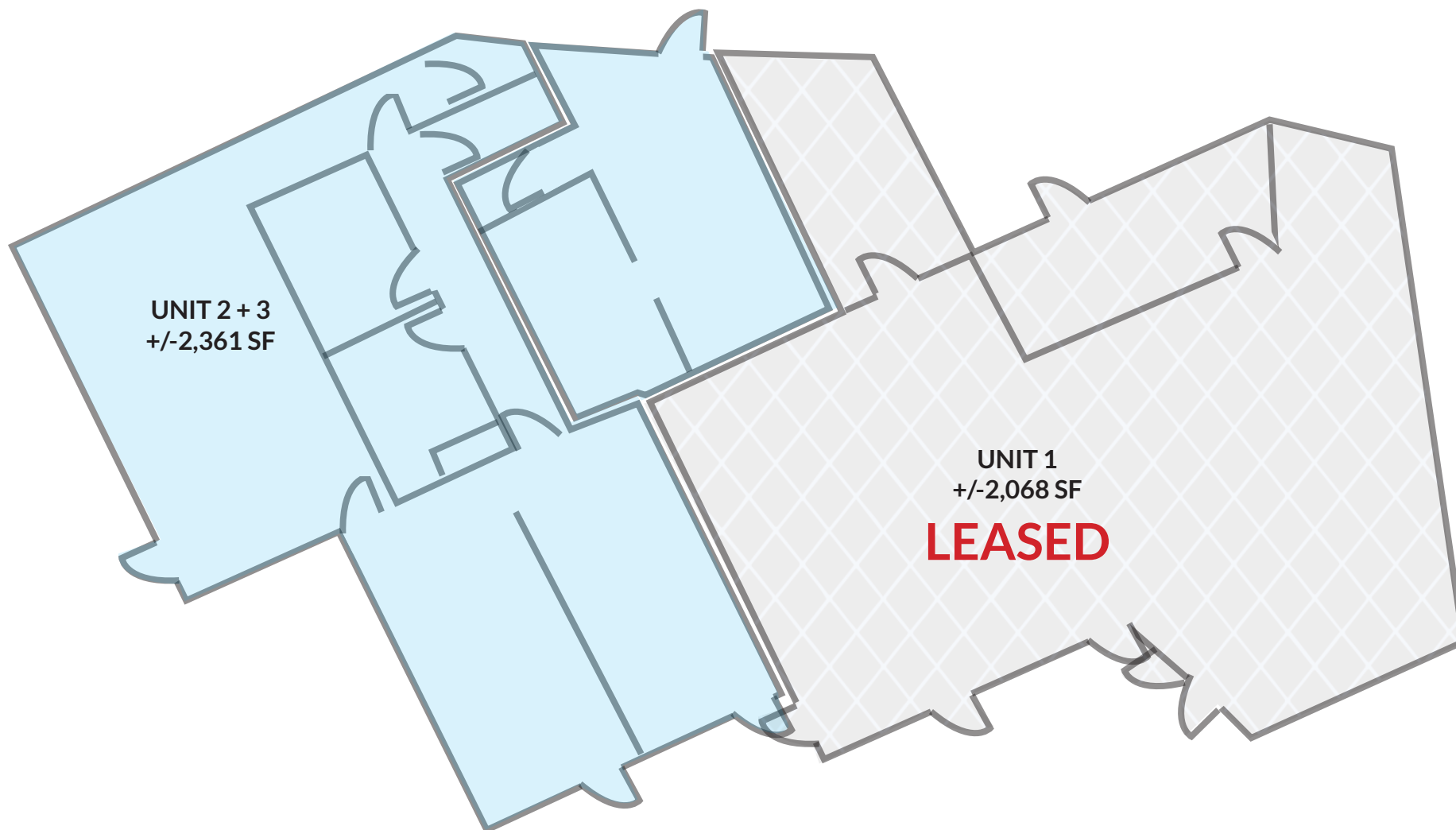
UNIT SIZE:	+/-2,361 Square feet
LEASE RATE:	\$38.00 Annual Sq Ft Net
ADDITIONAL RENT:	\$11.96 PSF
HVAC:	Forced Air Natural Gas Furnace with A/C, Supplemental EBB, and Suspended Unit Heater in Garage area



FOR SALE

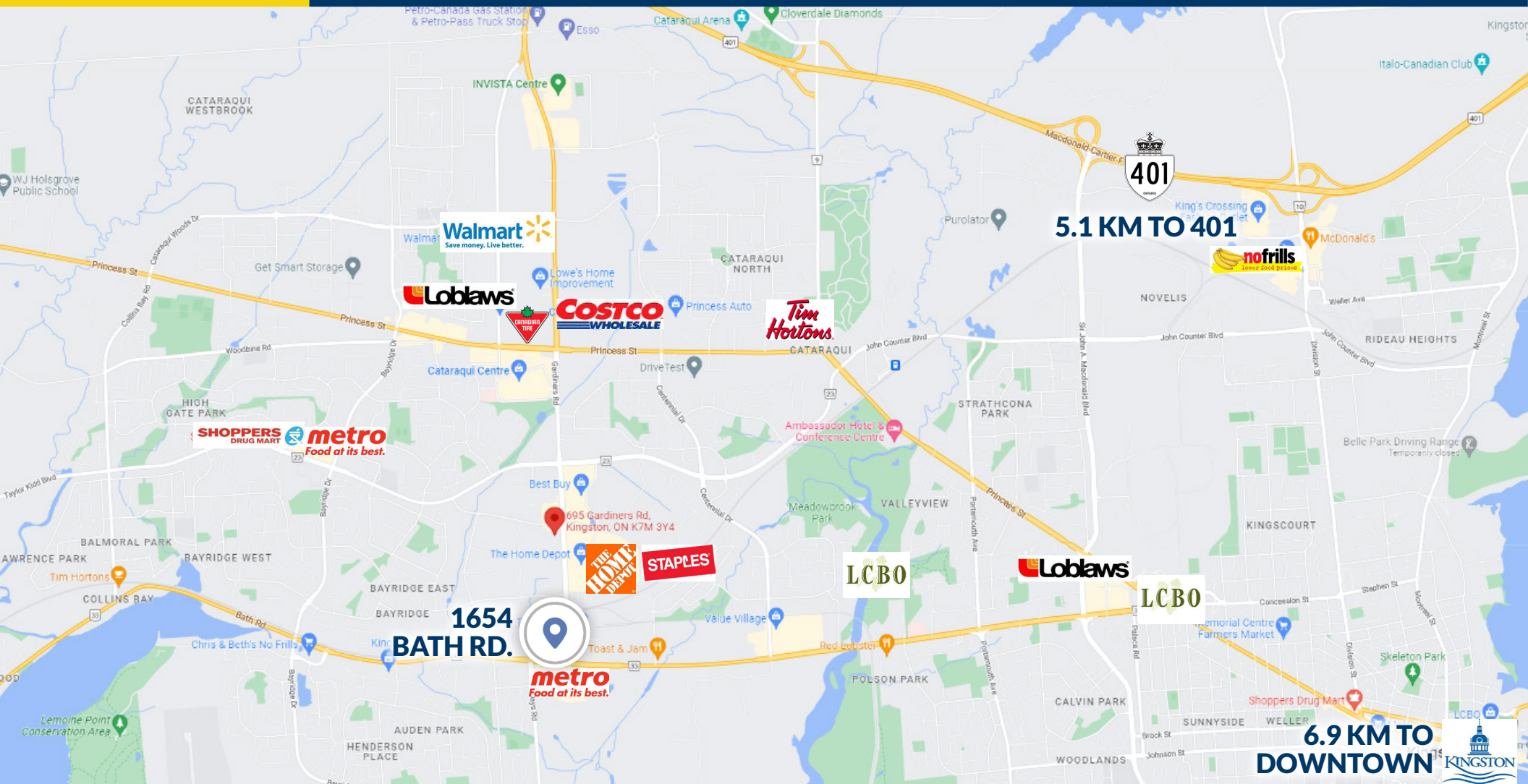
1654 BATH ROAD KINGSTON

FLOOR PLAN



FOR SALE

1654 BATH ROAD KINGSTON



AREA HIGHLIGHTS

RESTAURANTS

- Saigon Delights
- Montana's
- Boston Pizza
- Raxx Bar & Grill
- Kelsey's
- Osmow's Shawarma

NEARBY BUSINESSES

- Habitat for Humanity Restore
- Ardens Music
- RVs Unlimited
- Aaben Windows & Doors
- FW Black Appliance Store
- CarOne Kingston

AMENITIES

- Staples
- The Home Depot
- LCBO
- Walmart
- Best Buy
- Lowe's

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 *Point2 Homes 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*

