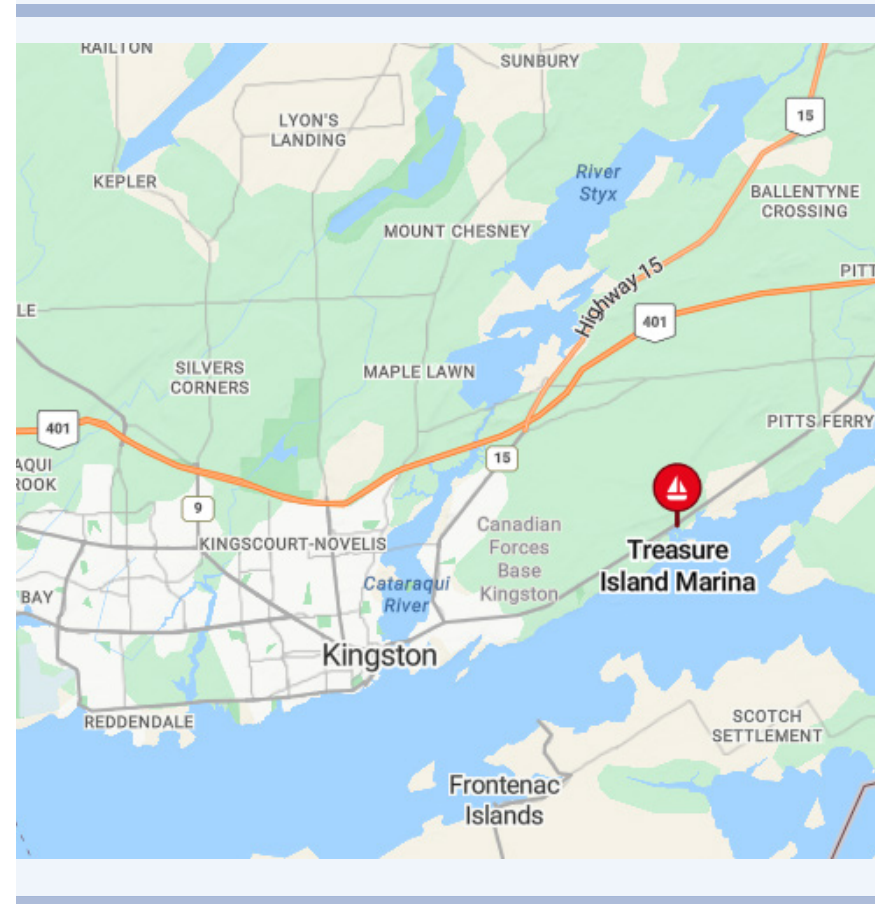


# 1753 HWY 2 - TREASURE ISLAND MARINA



## RESTAURANT/BAR FOR LEASE

- Waterfront bar and restaurant for lease at the Treasure Island Marina, (170 boat slips)
- Beautiful setting just east of Kingston, close to intersection of Abbey Dawn Rd. and Hwy 2
- Equipped commercial kitchen
- 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

**AVAILABLE AREA:** +/- 2,500 sf  
+/- 1000 sf patio

**LEASE RATE:** \$6,000 per month gross

**LEASE TERM:** Seasonal  
Available April 1, 2024

**ZONING:** CT-4

**UTILITIES:** Electricity, water and sewer (holding tank) costs included in the gross rent. Propane and internet paid by Tenant.

**PARKING:** Ample on site

### JAMES WARD

Broker

✉ jward@rtcr.com

📍 20 Gore Street, Suite 102  
Kingston, Ontario K7L 2L1

☎ 613-384-1997 ext. 25

**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

