Office & retail space, downtown location!

For Lease

119 Barrack St.
Kingston, ON

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Rockwell Commercial Real Estate, Brokerage

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119 Barrack St. Kingston, ON

Downtown Kingston Business Improvement Area

Property Facts

Available Space	± 1,603 sf
Net Rent	$16.00 psf + HST
Additional Rent	Budgeted for 2025 at $12,887.00 annually (property taxes and building insurance)
Utilities	Paid by tenant
Parking	2 stacked on-site parking spaces available
Availability	Immediate
Comments	2 piece washroom, ample natural light, exposed limestone walls, high ceilings and fireplace
Landlord	G. Edward Llyod

Location

Boasting its vibrant community, urban lifestyle and rich history, downtown Kingston offers a dynamic and unique environment. Set amongst Kingston's historic downtown skyline are more than 700 national and local retail services, storefronts, restaurants, and entertainment venues, offering extensive shopping, amenities, and experiences. The area is well-serviced by Kingston City transit and is easily accessible with its close proximity to Highway 401 and main arterial throughways. The Slush Puppie Place, Queen's University, St. Lawrence College, the Royal Military College, Hotel Dieu Hospital, Providence Care Hospital and Kingston General Hospital are located nearby. Located opposite Staples at the corner of Barrack Street and Bagot Street.

Zoning

DT1 (By-Law Number 2022-62) allows for a broad range of uses, including but not limited to:

- Animal care
- Club
- Creative centre
- Day care centre
- Financial Institution
- Office
- Personal service shop
- Restaurant
- Retail store
- Wellness centre

Pedestrian Traffic Count

Barrack Street at Bagot Street*	
N/S **9,270**	E/W **4,347**

*Source: AADT 2022

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Floor Plan

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