

For Lease

**1708-1718 Bath
Rd, Unit 1
Kingston, ON**

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**Rockwell Commercial
Real Estate, Brokerage**

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Summary

Situated on the north-west corner of Bath Road and Days Road in Kingston's fast growing west end, benefiting from a corner location at a signalized intersection.

On a major commercial arterial route, near the Gardiners Town Centre and RIOCAN Power Centre, the property has a significant residential neighbourhood to the north, south and west.

Property Details

Available Space	± 2,833 sf
Net Rent	\$32.00 psf + HST
Additional Rent	\$13.65 psf + HST (est. 2025) including taxes
Utilities	Direct to Tenant
Parking	Ample on-site (approx. 90 spaces)
Signage	Pylon signage
Access	Entrance off both Days Road & Bath Road
Zoning	General Commercial (CG)
Comments	End cap, excellent signage on fascia and pylon
Disclosure	The Listing Broker is the Property Manger of the subject Property.

Traffic Counts

Days Road at Bath Road*	
N/S 21,430	E/W 55,424

*AADT 2023



Zoning

CG - General Commercial Zoning

(By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

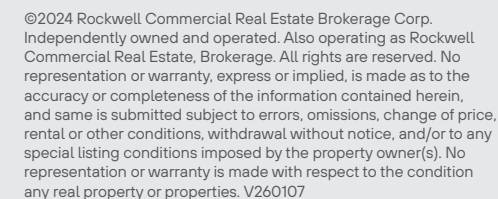
- Animal care
- Automobile sales establishment
- Community centre
- Day care centre²
- Financial institution
- Fitness centre
- Grocery store
- Institutional use
- Laundry store
- Office
- Personal service shop
- Recreation facility
- Repair shop
- Restaurant
- Retail store
- Special needs facility
- Training facility
- Wellnes facility

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