

# For Lease

**662 King St W,  
Unit 2, Kingston, ON**

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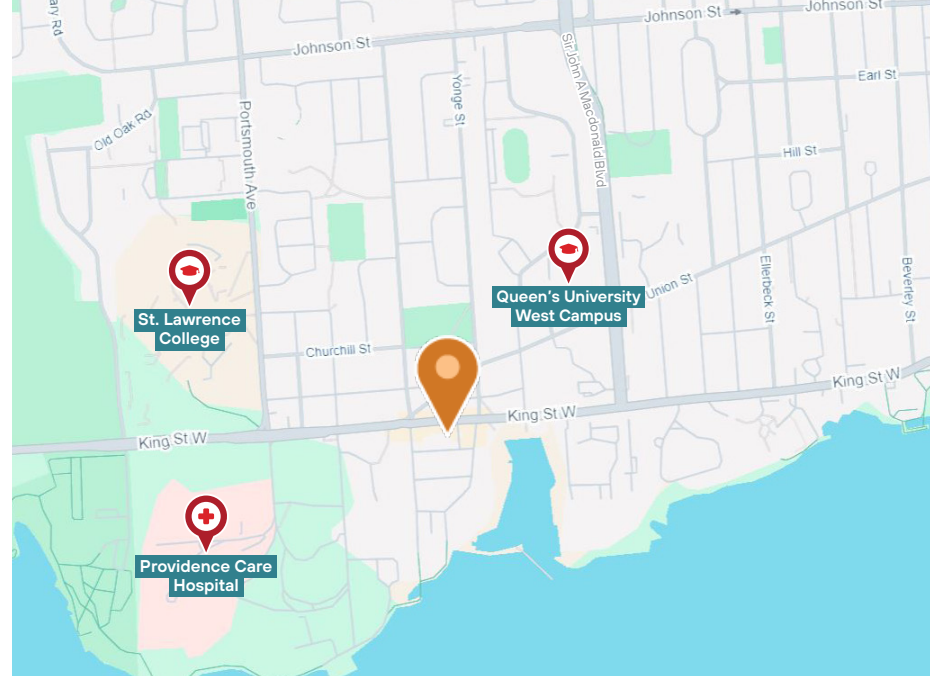
 **78 Brock St. Kingston, ON K7L 1R9**  
[www.rockwellcre.com](http://www.rockwellcre.com)

Rockwell Commercial Real Estate, Brokerage

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## Property Facts

Available Space	± 1,512 sf
Basic Rent	\$18.00 psf
Additional Rent	\$13.59 psf (2026 estimate)
Utilities	Included in Additional Rent
Electrical	100 Amp service
HVAC	In-floor hot water, radiant heating and ductless split A/C units
Parking	6 paved spaces on site, in common
Signage	Storefront and streetfront pylon
Landlord	1809614 Ontario Ltd.
Availability	Immediate
Comments	Very unique and charming boutique space in historic building. Attractive leasehold improvements in place

## Location

Situated in the heart of Portsmouth Village, one of Kingston's most historic and charming waterfront communities, this retail space offers exceptional visibility and a welcoming neighbourhood feel. Just steps from Portsmouth Harbour, Lake Ontario Park, and St. Lawrence College, Providence Care Hospital the area benefits from year-round foot traffic from residents, students, and visitors alike. The village is home to a vibrant mix of local shops and services, with convenient access to downtown Kingston and major arterial routes including King Street, Portsmouth Avenue and Sir John A. Macdonald Boulevard.

## Zoning

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

- Community centre
- Creative centre
- Financial institution
- Fitness centre
- Grocery store
- Laundry store
- Museum
- Office
- Personal service shop
- Restaurant
- Retail store
- Wellness clinic

## Traffic Count

King Street West @  
Union Street @ Mowat  
Avenue\*

N/S	E/W
<b>6,408</b>	<b>24,315</b>

King Street West @  
Yonge Street\*\*

N/S	E/W
<b>2,174</b>	<b>22,853</b>

\*Source: AADT 2022 | \*\*Source: AADT 2020

# Floor Plan





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