



For Lease

745 Gardiners Rd, Units 11 & 12
Kingston, On

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Property Details

Rentable Area	Unit 11	± 1,125 sf
	Unit 12	± 1,158 sf
Base Rent	\$18.00 psf	
Budgeted Additional Rent	\$9.33 psf (est. 2026)	
Utilities	Separate - Paid by Tenant	
HVAC	Gas-forced air	

Electrical	100 Amp (TBC)
Parking	Ample on-site
Signage	Building & Pylon available
Frontage	13'03" ft (each unit)
Occupancy	Immediate
Comments	All three units can be contiguous

Highlights

Traffic Count

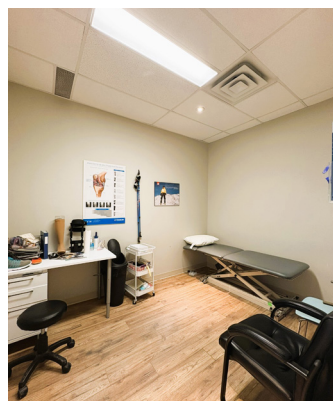
Gardiners Road @ Taylor-Kidd Boulevard

N/S **56,474**

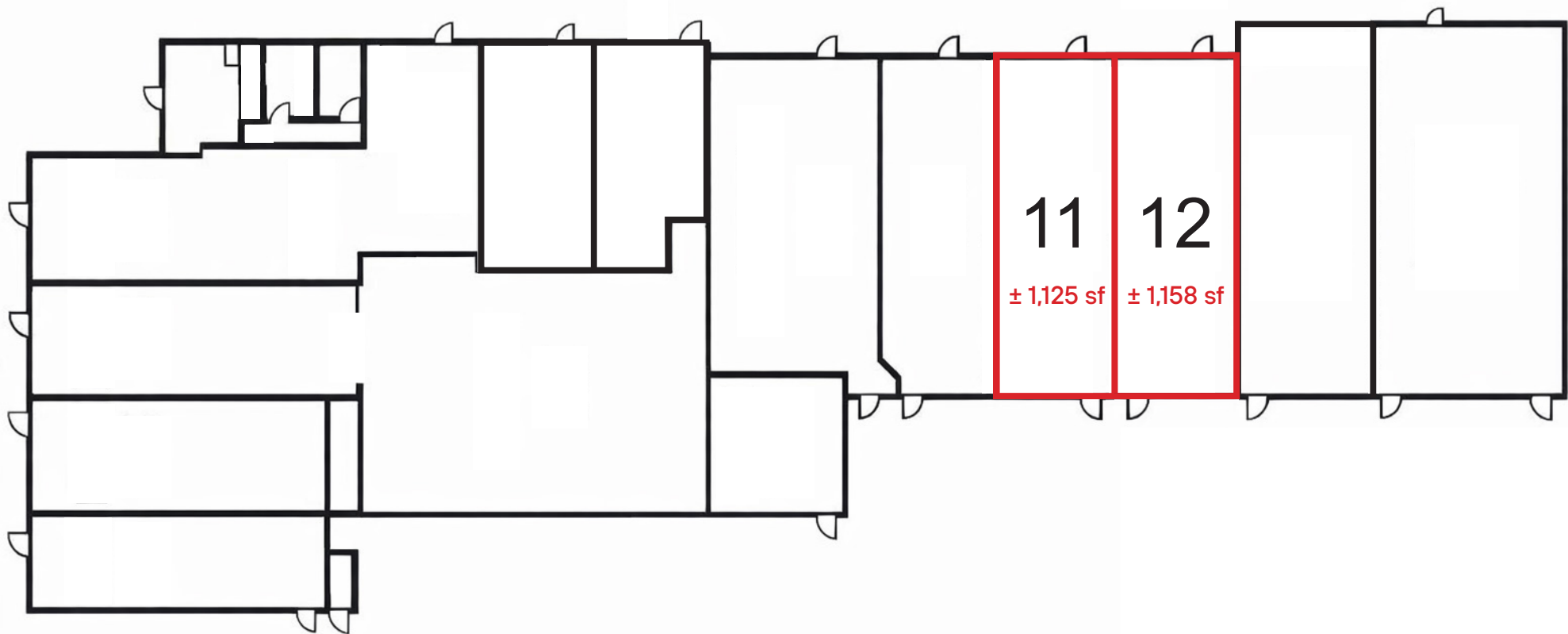
E/W **45,135**

*Source: AADT 2023

- Strategically located on Gardiners Road, one of Kingston's busiest commercial corridors, offering excellent visibility and exposure
- Access from Gardiners Road & Progress Avenue
- Directly across from the RioCan Centre, home to major retailers, restaurants and amenities including, Home Depot, Best Buy, Staples, Scotia Bank, TD Bank, Golf Town, Food Basics, Michaels, Home Sense, Winners, Cineplex, Starbucks, Kelsey's, Montana's and much more.
- Minutes from Highway 401 and major arterial routes, providing seamless regional and local access
- Easily accessible and well serviced by public transit, with ample parking and pedestrian-friendly infrastructure



Floor Plan





RIO CAN
REAL ESTATE INVESTMENT TRUST

Major Retailers & Services

- Golf Town
- PetSmart
- Staples
- Dollarama
- Food Basics
- HomeSense
- Urban Barn
- Mark's Work Wearhouse
- Lee Valley
- Scotiabank
- TD Canada Trust

Restaurants & Food Services

- Cineplex Odeon
- Five Guys Burgers
- Firehouse Subs
- Mucho Burrito
- East Side Mario's
- Kelsey's
- Montana's
- Denny's
- Freshii
- Coco Frutti
- Starbucks
- Subway

Catarqui Centre

- Aerie
- American Eagle Outfitters
- Bank of Montreal (BMO)
- Bath & Body Works
- Bell
- Bentley
- Boathouse
- Dollarama
- H&M
- Indigo Books
- L.L.Bean
- Marshalls
- Roots
- Sephora
- Shoppers Drug Mart
- SportChek
- Sunglass Hut

Subject Building

📍 Zoning

CA By-Law № 2022-62 The **Arterial Commercial Zone** allows for a broad range of uses including but not limited to:

- Animal care
- Automobile sales establishment
- Banquet hall
- Community centre
- Club
- Creativity centre
- Day care centre
- Financial institution
- Fitness centre
- Service station
- Grocery store
- Laundry store
- Library
- Museum
- Office¹
- Personal service shop
- Recreation Facility
- Recreational vehicle sales establishment
- Repair Shop
- Restaurant
- Retail store
- Special needs facility
- Wellness clinic

Contact Information

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