



For Lease

745 Gardiners Rd, Units 12 & 17 Kingston, On

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**Rockwell Commercial
Real Estate, Brokerage**
78 Brock St Kingston, ON K7L 1R9
www.rockwellcre.com

Property Details

Rentable Area	Unit 12	± 1,158 sf
	Unit 17	± 800 sf
Base Rent	\$18.00 psf	
Budgeted Additional Rent	\$9.17 psf (est. 2026)	
Utilities	Separate - Paid by Tenant	
HVAC	Gas-forced air	
Frontage	Varies by unit	
Electrical	Varies by unit	
Parking	Ample on-site	
Signage	Building & Pylon available	
Occupancy	Available Immediately	

Highlights

- Strategically located on Gardiners Road, one of Kingston's busiest commercial corridors, offering excellent visibility and exposure
- Access from Gardiners Road & Arlington Park Place
- 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

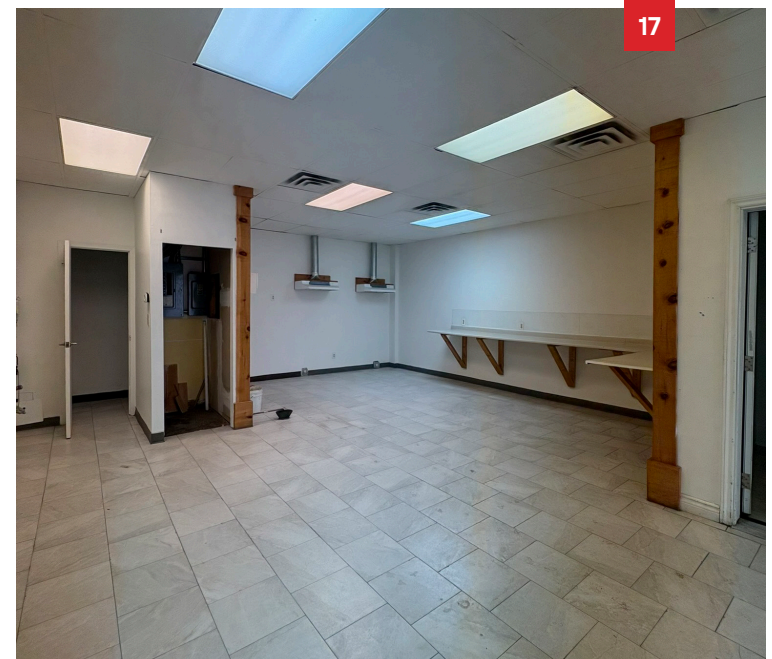
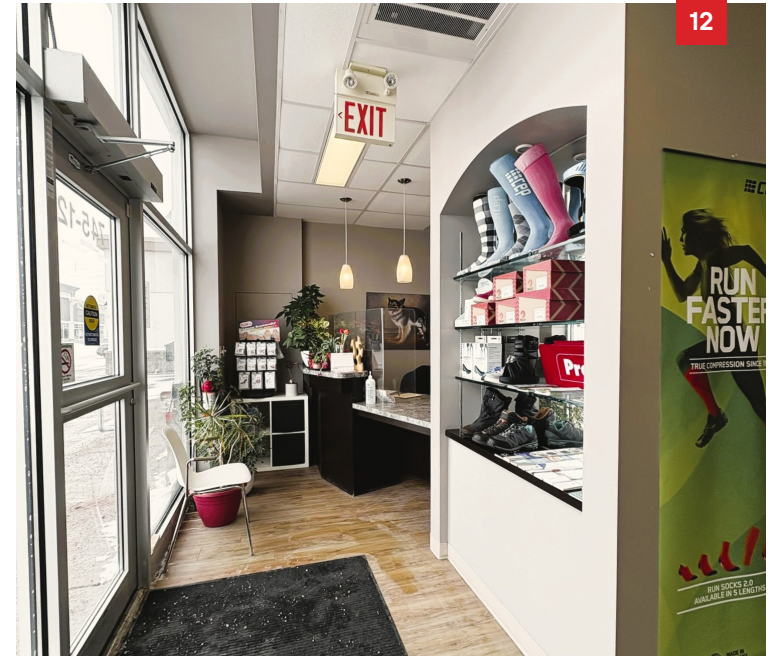
Traffic Count

Gardiners Road @ Taylor-Kidd Boulevard

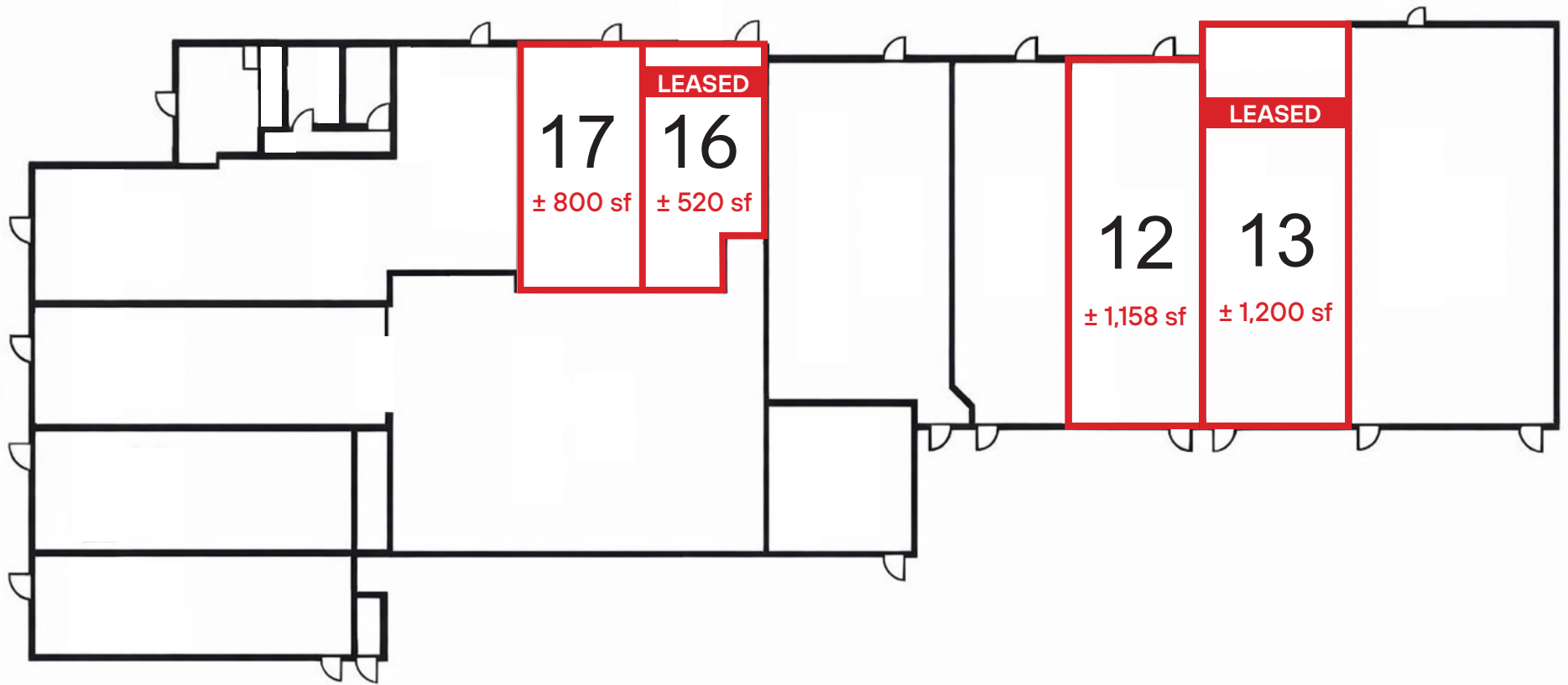
N/S **56,474**

E/W **45,135**

*Source: AADT 2023



Floor Plan





RIO CAN
REAL ESTATE INVESTMENT TRUST

- | Major Retailers & Services | Restaurants & Food Services |
|---|--|
| <ul style="list-style-type: none"> • Golf Town • PetSmart • Staples • Dollarama • Food Basics • HomeSense • Urban Barn • Mark's Work Wearhouse • Lee Valley • Scotiabank • TD Canada Trust | <ul style="list-style-type: none"> • 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
 - Dynamite
 - H&M
 - Hudson's Bay
 - Indigo Books
 - L.L.Bean
 - Marshalls
 - Roots
 - Sephora
 - Shoppers Drug Mart
 - SportChek
 - Sunglass Hut
 - The Body Shop

📍 Zoning

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

- | | | | |
|--|--|---|---|
| <ul style="list-style-type: none"> • Animal care • Automobile sales establishment • Banquet hall • Commercial parking lot • Community centre • Club • Creativity centre | <ul style="list-style-type: none"> • Day care centre • Financial institution • Fitness centre • Service station • Grocery store • Institutional use • Laundry store | <ul style="list-style-type: none"> • Library • Museum • Office • Personal service shop • Recreation Facility • Recreational vehicle sales establishment | <ul style="list-style-type: none"> • Repair Shop • Restaurant • Retail store • Special needs facility • Training facility • Wellness clinic |
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Contact Information

Peter Kostogiannis
Broker of Record / President
+1 613 542-2724
peter.kostogiannis@rockwellcre.com

Sidney Kostogiannis
Salesperson
+1 613 542-2724
sidney.kostogiannis@rockwellcre.com

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