

# For Lease


**168 Division Street,  
Unit 101, Kingston,  
ON**

**Scott Botting B.Com**

Broker

+1 613 542-2724

[scott.botting@rockwellcre.com](mailto:scott.botting@rockwellcre.com)

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

## Rockwell Commercial Real Estate, Brokerage

©2024 Rockwell Commercial Real Estate Brokerage Corp. Independently owned and operated. Also operating as Rockwell Commercial Real Estate, Brokerage. All rights are reserved. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and/or to any special listing conditions imposed by the property owner(s). No representation or warranty is made with respect to the condition any real property or properties. V251203



## Property Details

Available Space	± 2,640 sf
Net Rent	\$38.00 psf + HST
Additional Rent (2026)	\$13.39 psf + HST (estimated)
Landlord	HS Canada 168 Division Street Property Inc.
Utilities	Paid by tenant, separately metered (gas, electricity, water/sewer)
Electrical Service	2 x 200 Amp, 3 phase, 120/208
Ventilation	Existing exhaust system to rooftop through internal chase
HVAC	2 x 3-ton heat pumps
Parking	2 indoor spaces included
Loading	Garage door access for deliveries via common area
Signage	Fascia and window signage
Available	Immediate

## Zoning

CA-L65 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- Entertainment establishment
- Office
- Restaurant
- Retail store
- Wellness clinic
- Fitness centre
- Grocery store
- Recreation facility
- Personal service shop
- Laundry store

## Highlights

- Situated on the ground floor of a modern student housing apartment building (Mural Kingston) with 53 units and 145 beds, constructed in 2022
- ± 6 minute walk to the Queen's Athletic Recreation Centre (ARC) on main campus.
- Highly visible location on a main arterial street – just south of the Princess and Division Street intersection, in the student entertainment district ("The Hub")
- High traffic area on a major public transit route
- Close proximity to over 1,500 student-focused residential units constructed since 2021 and over 1,600 additional units under construction or in the planning phases



# Nearby Amenities





## A Prime Location

168 Division Street sits at the intersection of the student-driven neighbourhood known as the University District and "The Hub" entertainment district. This dynamic location is just 500 m (about a 5–6 minute walk) from the core of Queen's University.

Immediately surrounding the building you'll find a dense concentration of student residences, cafés, bars, nightclubs, retail shops and everyday conveniences, creating steady foot traffic, day and night, from students and young professionals living on-site and nearby.

With the campus and major student-housing developments in close proximity, a retail or restaurant tenant will benefit from built-in demand from a concentrated population of residents seeking convenience, social spots, and everyday services.

## Area Demographics



**33,696**

Williamsville & Surrounding Area Population\*



**32,968**

Queen's University Student Enrollment 2024-2025



**\$78,985**

Williamsville & Surrounding Area Avg. Household Income\*

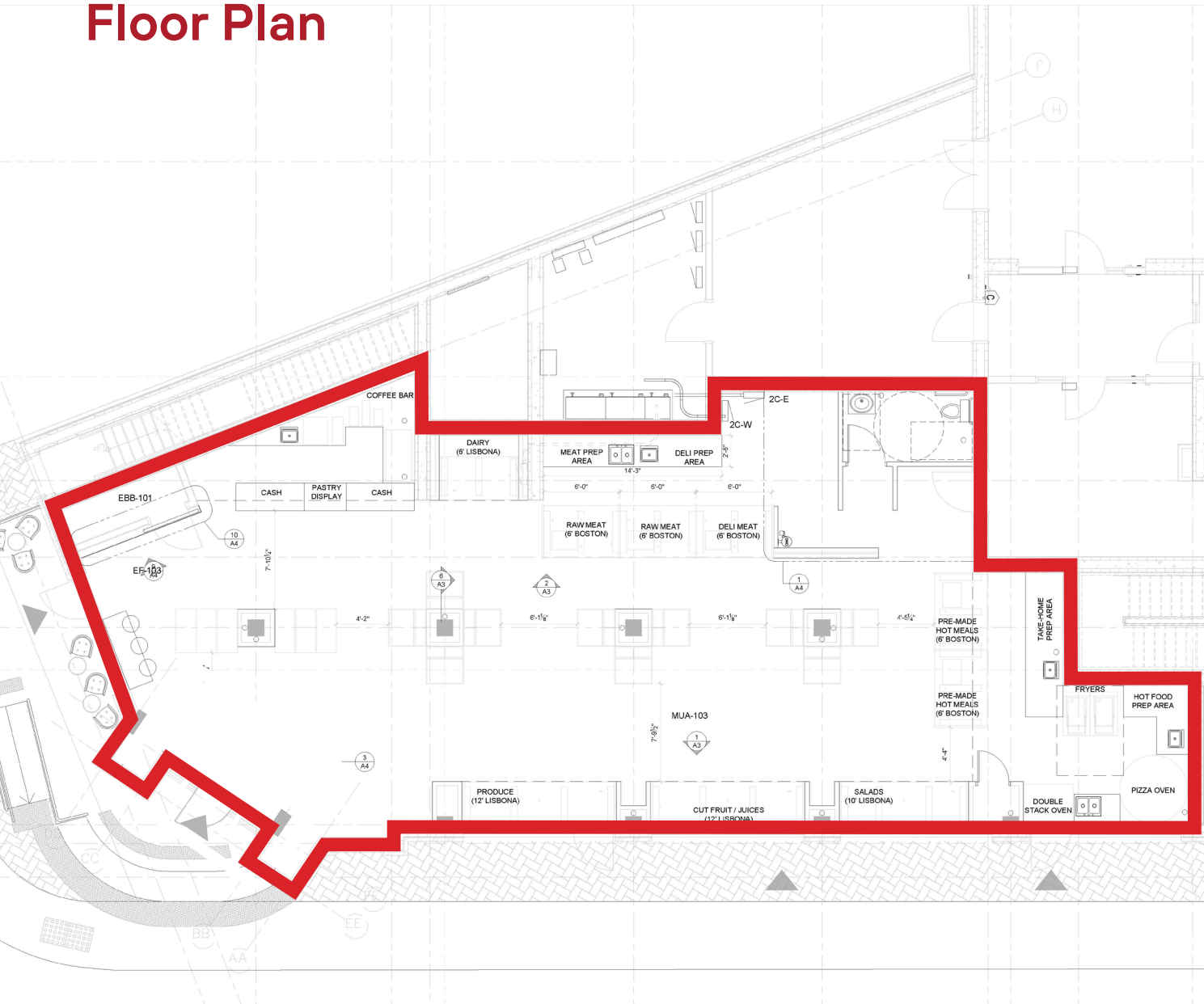


**46**

Median Maintainer Age\*



# Floor Plan



## Contact Information

**Scott Botting B.Com**  
Broker  
+1 613 542-2724  
[scott.botting@rockwellcre.com](mailto:scott.botting@rockwellcre.com)

©2024 Rockwell Commercial Real Estate Brokerage Corp. Independently owned and operated. Also operating as Rockwell Commercial Real Estate, Brokerage. All rights are reserved. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and/or to any special listing conditions imposed by the property owner(s). No representation or warranty is made with respect to the condition any real property or properties.



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