

# For Lease

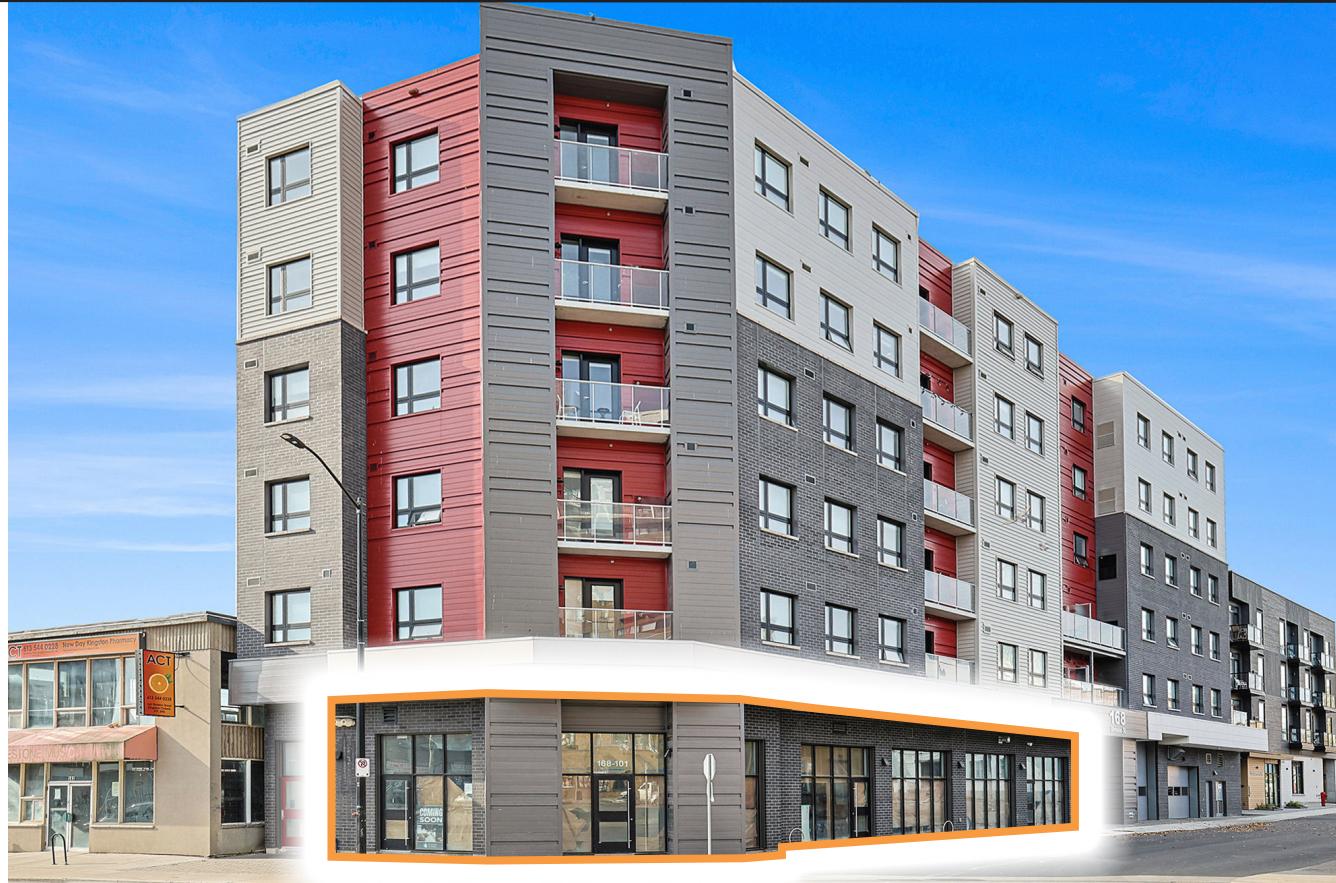
**168 Division Street,  
Unit 101, Kingston,  
ON**

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### Rockwell Commercial Real Estate, Brokerage

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## 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

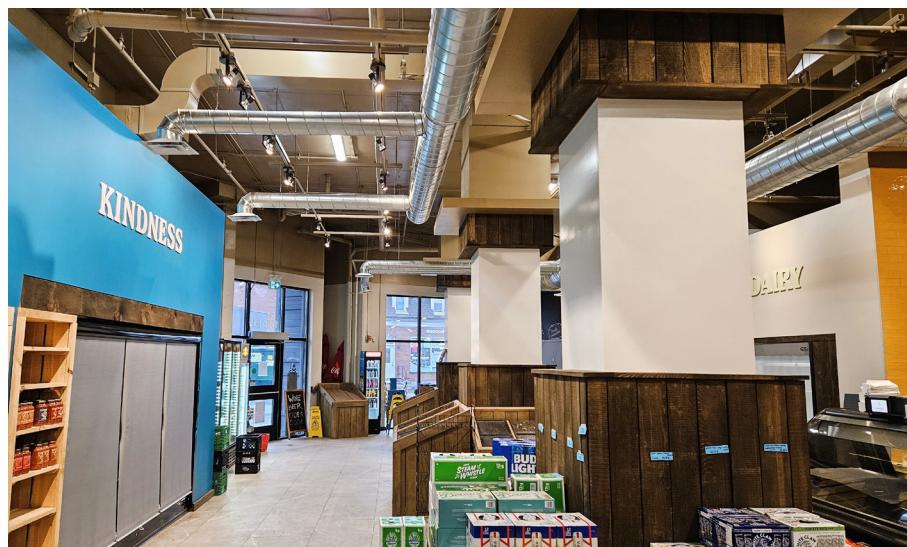
## Zoning

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\*

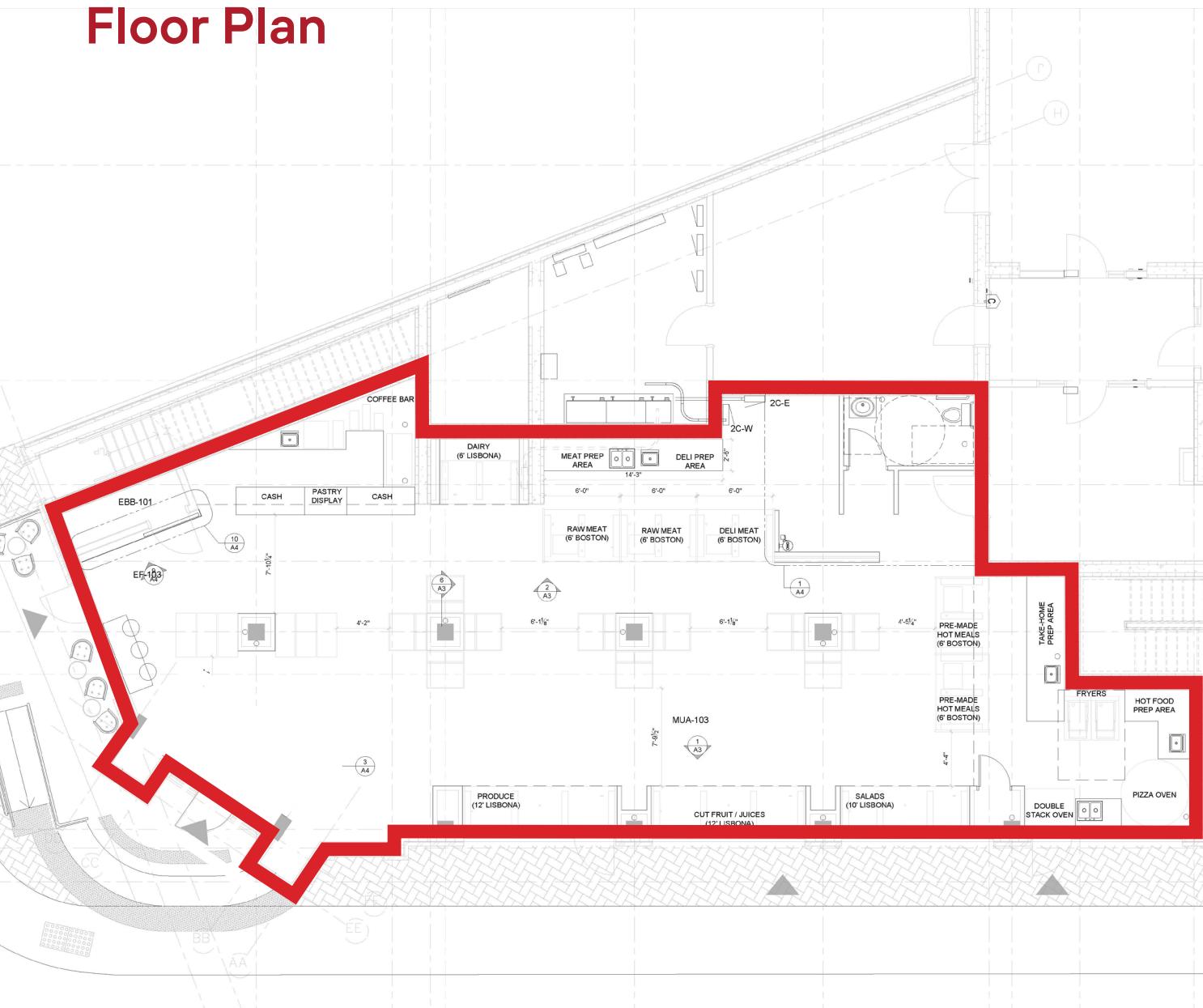


**46**

Median Maintainer Age\*



# Floor Plan



# Contact Information

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