


For Lease

1648-1650 Bath Rd, Unit 101
Kingston, ON

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 **Rockwell Commercial Real Estate, Brokerage**
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Property Details

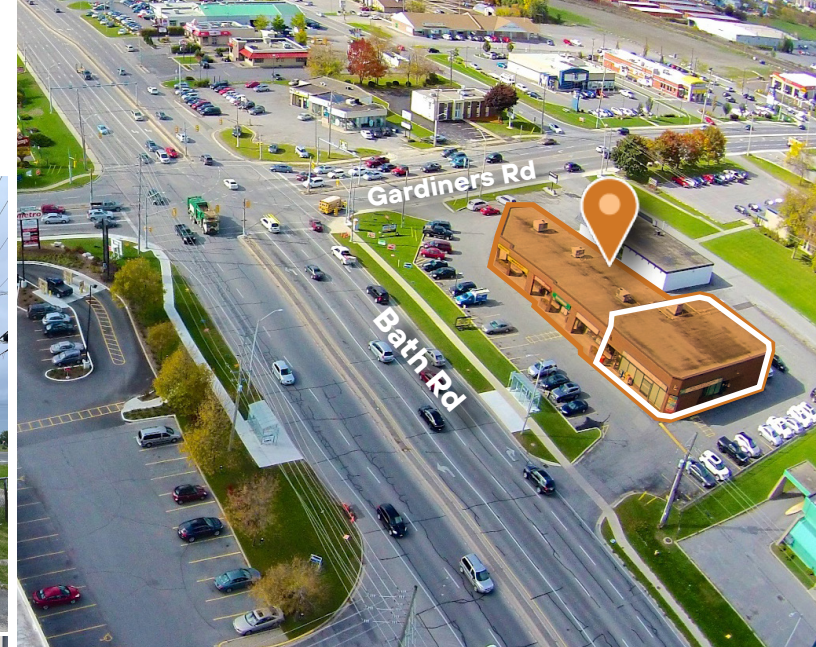
Available Space	± 4,840 sf
Net Rent	\$29.50 psf + HST
Additional Rent	\$12.80 psf + HST (est. 2024)
Utilities	Paid by Tenant
Parking	Ample on-site
Signage	Pylon signage
Access	Entrance off both Gardiners Road & Bath Road
Zoning	General Commercial (CG)
Ceiling Height	<ul style="list-style-type: none"> Floor to T-Bar is 8' ft in some areas and 10' ft in other areas. Floor to underside of joist 16' ft
Frontage	60ft
Availability	Immediate
Comments	<ul style="list-style-type: none"> Demising plan on Pg. 4 14 private offices, 20ft x 16ft open concept office area, administration office, storage room, 20ft x 12ft kitchenette

Summary

Situated on the north-east corner of Bath Road and Gardiners Road in Kingston's fast growing west end, benefiting from a corner location at a signalized intersection.

On a major commercial arterial route, near the Gardiners Town Centre and RIOCAN Power Centre, the property has a significant residential neighbourhood to the north, south and west.

Photo Gallery



Traffic Counts Gardiners Road @ Bath Rd

North/South **36,030**

East/West **58,456**

AADT: 2019

Zoning

CG - General Commercial Zoning

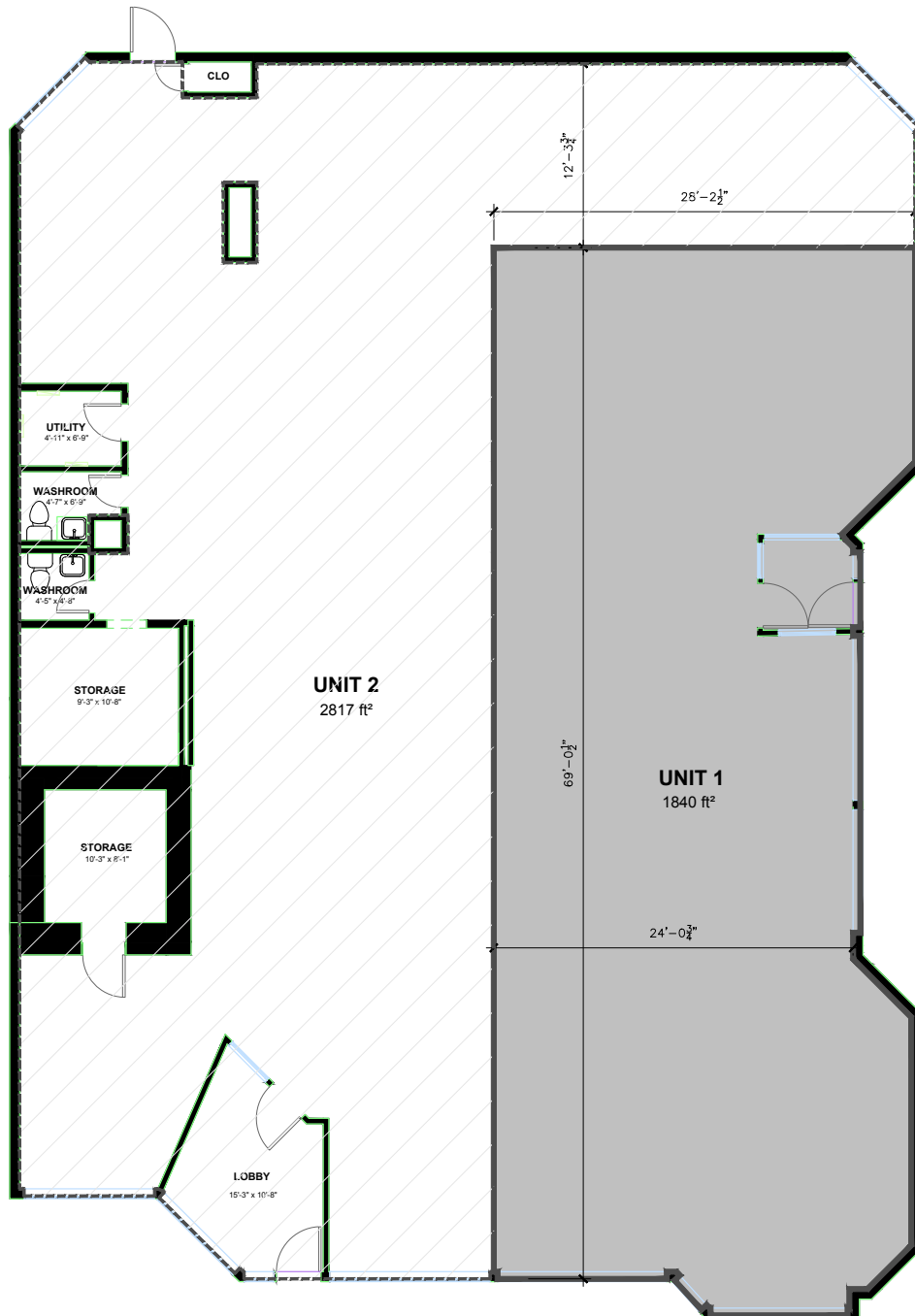
(By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- Animal care
- Automobile sales establishment
- Community centre
- Day care centre²
- Financial institution
- Fitness centre
- Grocery store
- Institutional use
- Laundry store
- Office
- Personal service shop
- Recreation facility
- Repair shop
- Restaurant
- Retail store
- Special needs facility
- Training facility
- Wellnes facility

Existing Floor Plan



Demising Floor Plan



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