

# FOR LEASE

**Retail Space**

**1,200 SF**



**106 Drynan Way, Unit #7**  
**Seeley's Bay, ON**

**Net Rent: \$10.00 PSF**  
**Taxes and CAM: \$6.27 PSF (2025)**

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**North Shore Commercial Realty Group**  
Kingston, Brockville & Belleville, ON



# Property Overview

- **Premises:** 1,200 SF warehouse/office space
- **Additional Rent:** \$6.27 psf (2025)
- **Availability:** Available immediately, this plaza has a steady flow of traffic on the historic Rideau Heritage Route between Kingston and Ottawa.
- **Location:** Located conveniently about 30 minutes northeast of Kingston on Highway 15
- **Monthly Rent Approx:** \$1,627.00 + HST + Hydro and Heat
- **Plaza Tenants:** LCBO, Fitness Centre, Veterinarian, Pharmacy, and Medical Center
- **Zoning:** Commercial, allowing for a wide variety of uses
- **Heating:** Propane
- **Included:** One washroom and approx. 5'x8' storage room
- **Tenant Incentives:** Landlord is offering 30 days fixturing period and 30 days gross rent free
- **Renovations:** The space has recently been renovated with new flooring and paint

This is a great business opportunity for a retail store, professional office, pet groomer, cafe/deli, and more!



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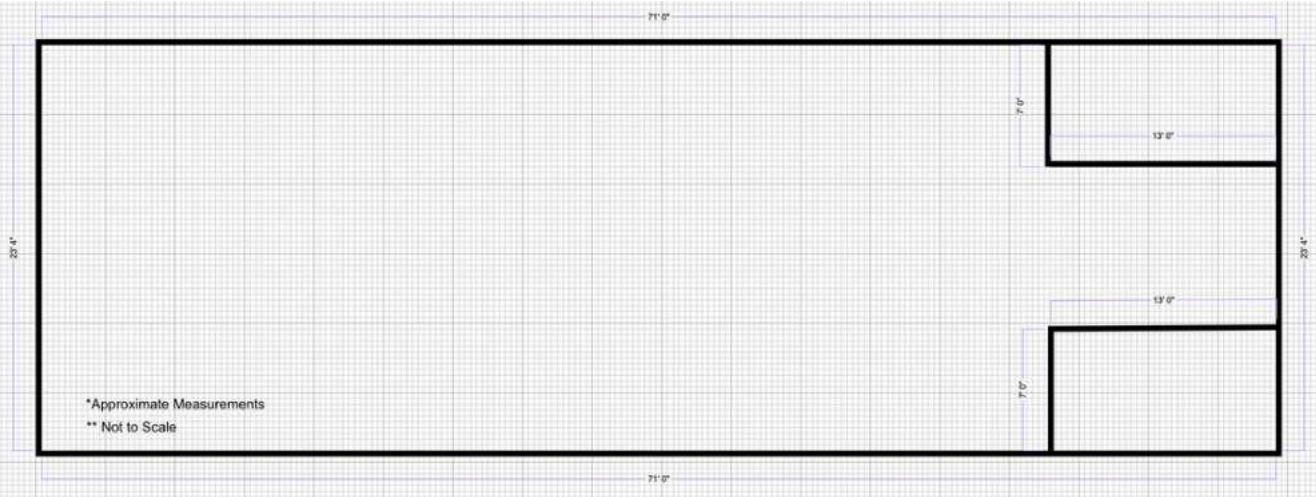
PROPERTY OVERVIEW

# Property Photos

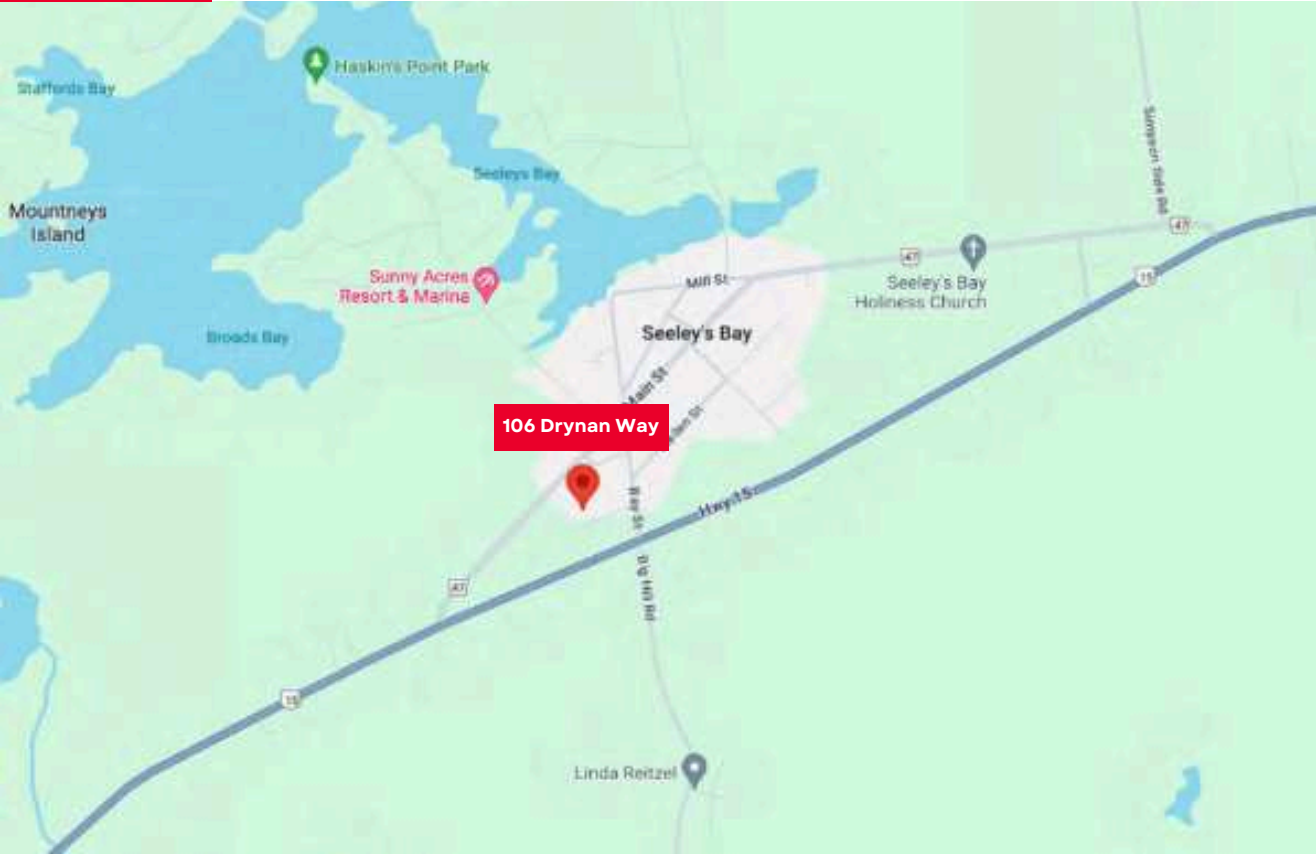


# Floor Plan & Location Map

Main Floor



Location Map



FLOOR PLAN & LOCATION MAP



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