



# For Lease

## 225 Gore Rd, Unit 7 & 8, Kingston, ON

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## Property Details

Available Space	Unit 7	± 2,603
	Unit 8	± 2,604
	<b>Total Space Available</b>	± 5,207 (can be contiguous)
Base Rent	\$29.50 psf	
Additional Rent	\$13.50 psf (est. 2025)	
Utilities	Separate	
Frontage	Unit 7	± 42 ft
	Unit 8	± 34 ft
Dock-Level Door	8 ft x 9 ft (unit 8 only)	
Ceiling Height	± 20 ft (TBC)	
Electrical	120/208 Volt 200 Amp 42 circuit panel. Both units also have 600 Volt 3 phase power available if needed.	
Parking	Ample parking on-site available in-common (TBC)	
Occupancy	Immediate	
Signage	Fascia and pylon signage available (subject to Landlord approval)	

## Zoning

**CG-L73 (General Commercial Zone)** allows for a broad range of uses including but not limited to the following:

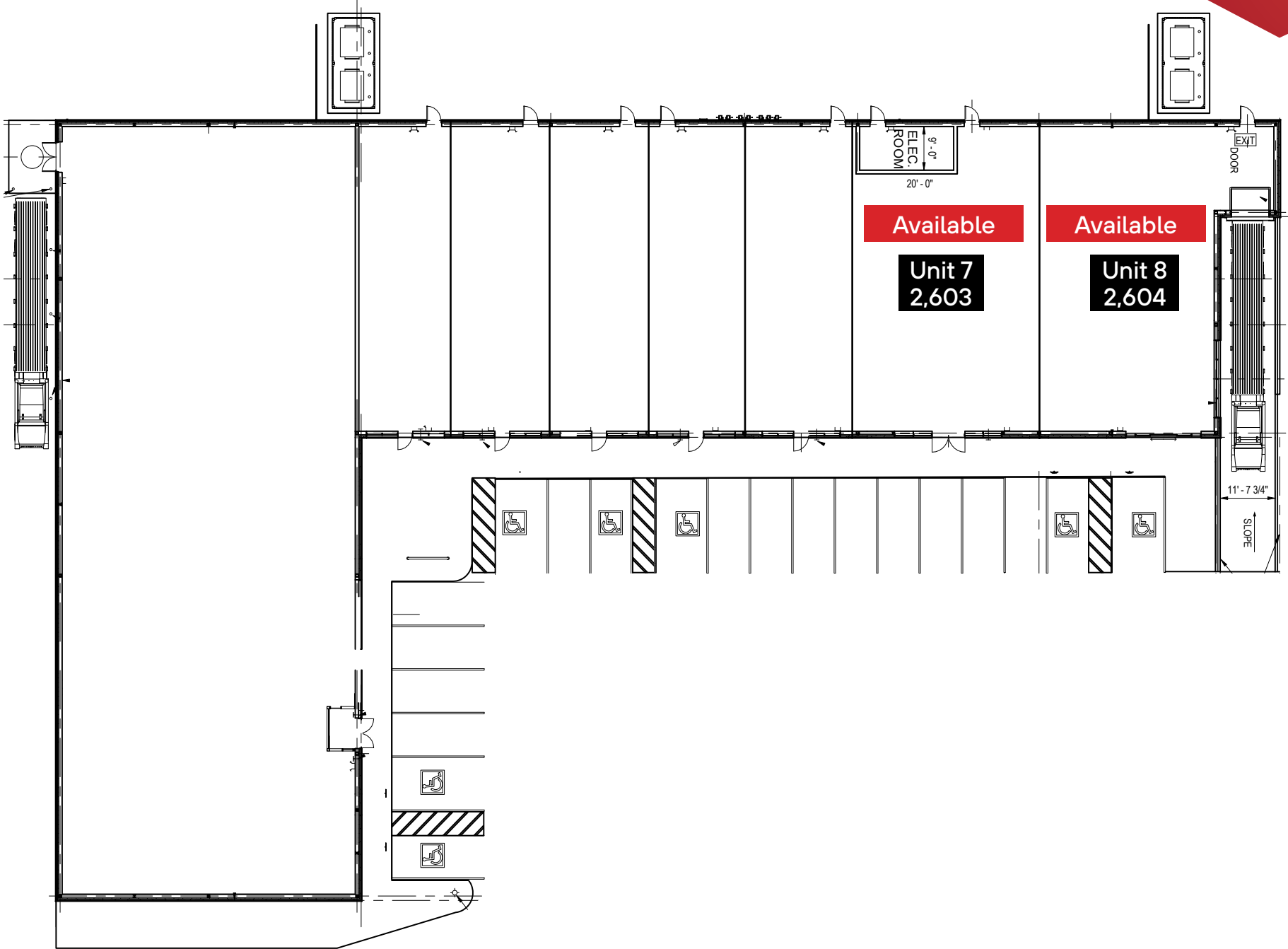
- Animal care
- Automobile sales establishment
- Banquet hall
- Community centre
- Club
- Creativity centre
- Daycare centre
- Financial institution
- Fitness Centre
- Service station
- Institutional use
- Laundry store
- Office
- Personal service shop
- Repair shop
- Restaurant
- Retail shop
- Training facility
- Wellness Clinic



## Highlights

- **East-End Location** – Situated on Gore Rd. with strong and easy access.
- **High-Traffic Corridor** – Close to residential neighbourhoods, schools, and daily amenities.
- **Ample On-Site Parking** – Convenient for both staff and customers.
- **Zoning** – Suitable for a variety of retail or service-oriented uses.

# Floor Plan





## Kingston East

The east end of Kingston incorporates CFB Kingston, the Royal Military College, and the historic neighbourhood of Barriefield with many new homes under construction in the immediate area. Situated in close proximity to Highway 401 and the new Waaban crossing bridge provide an accelerated ease of access. Strip plaza's, small hotels and national and local retailers can be found along Highway 15 and Highway 2. The two major arterial routes leading into the city.

### Vehicle Traffic Count

#### Highway 15 @ Gore Road

N/S  
**33,359**

E/W  
**24,910**

\*Source: AADT 2024

### Demographics



Population\*  
**12,372**



Total Households  
**4,260**



Median Income  
**\$92,284**



To/From Downtown  
**Kingston  
Transit**

Statistics Canada – Kingston Community Census Profiles, 2016

(\*Population from 2021 Community Census Profile. Geographical area: Middle Road at Highway 15 to Abbey Dawn Road at Highway 2, extending to Highway 15.)