

For Lease

**574 Princess Street,
Suite 103, Kingston, ON**

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**Rockwell Commercial
Real Estate, Brokerage**

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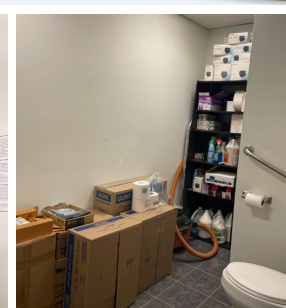
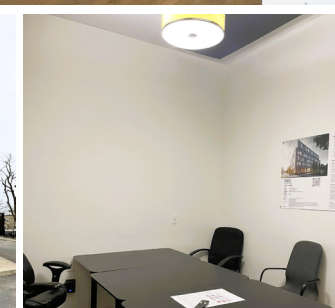


Property Details

Available Space	± 1,156 sf
Monthly Net Rent	\$2,890.00 (\$30.00 psf) + HST
Monthly Taxes/Cam	\$1,192.39 + HST includes, property taxes, operating costs (snow removal, landscaping, management, insurance, exterior utilities, exterior R & M and common garbage/recycling removal)
Landlord	King's Town Development Corporation
Utilities	Paid by tenant, separately metered (water/sewer, gas, electricity, internet, phone)
Electrical Service	200 Amp Breaker panel, 3 phase, 120/208
Ventilation	None existing but possible to install
HVAC	Gas fired 3 ton roof top HVAC unit with economizer
Parking	Dedicated parking available at a monthly cost. 15 on-site visitor parking spaces available in common.
Signage	Fascia signage available for tenant installed signage and large common electrified pylon sign
Availability	Immediate
Disclosure	Martin L. Skolnick is a licensed Realtor with Rockwell Commercial Real Estate, Brokerage and a shareholder in King's Town Development Corporation.



Images shown above and below are conceptual renderings intended for illustrative purposes only.



Zoning

WM1 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

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

Highlights

- Building was completely renovated in 2007, including facades, storefronts, all new electrical, mechanical systems, new roof, new interior walls and new signage
- The Williamsville neighbourhood consists of a mix of retail, restaurants, offices and residential. Queen's University, downtown Kingston and the Student Entertainment Hub are within a short walking distance
- Multiple new residential developments recently built and some currently under construction
- Very visible location on a main arterial street – just west of the Princess and Division Street intersection, on the corner of Frontenac Street
- High traffic area on a major public transit route



Area Demographics



33,696

Williamsville &
Surrounding Area
Population*



28,142

Queen's University
Student Enrollment 2023



\$78,985

Williamsville &
Surrounding Area Avg.
Household Income*



46

Median Maintainer Age*

Nearby Residential Developments Overview

- | | | |
|-------------------------------------|---|--|
| 1. Geo Kingston
343 Units | 5. 168 Division St.
35 Units | 9. The Frontenac
71 Units |
| 2. Unity Point
204 Units | 6. 720 Princess St.
68 Units | 10. City Flats
24 Units |
| 3. Unity Place
195 Units | 7. 449 Princess St.
31 Units | 11. Crown Condos
182 Units |
| 4. Sage Living
325 Units | 8. Foundry Princess
144 Units | 12. 600 Princess St.
176 units |



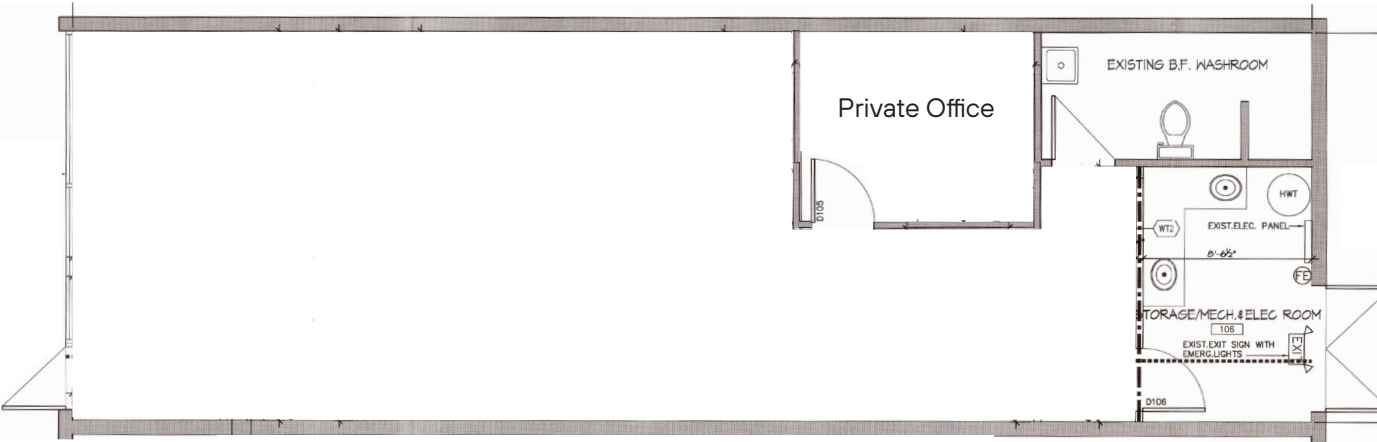
*Environics Analytics Community Profile: Kingston –
Inner Harbour/Williamsville

Nearby Amenities

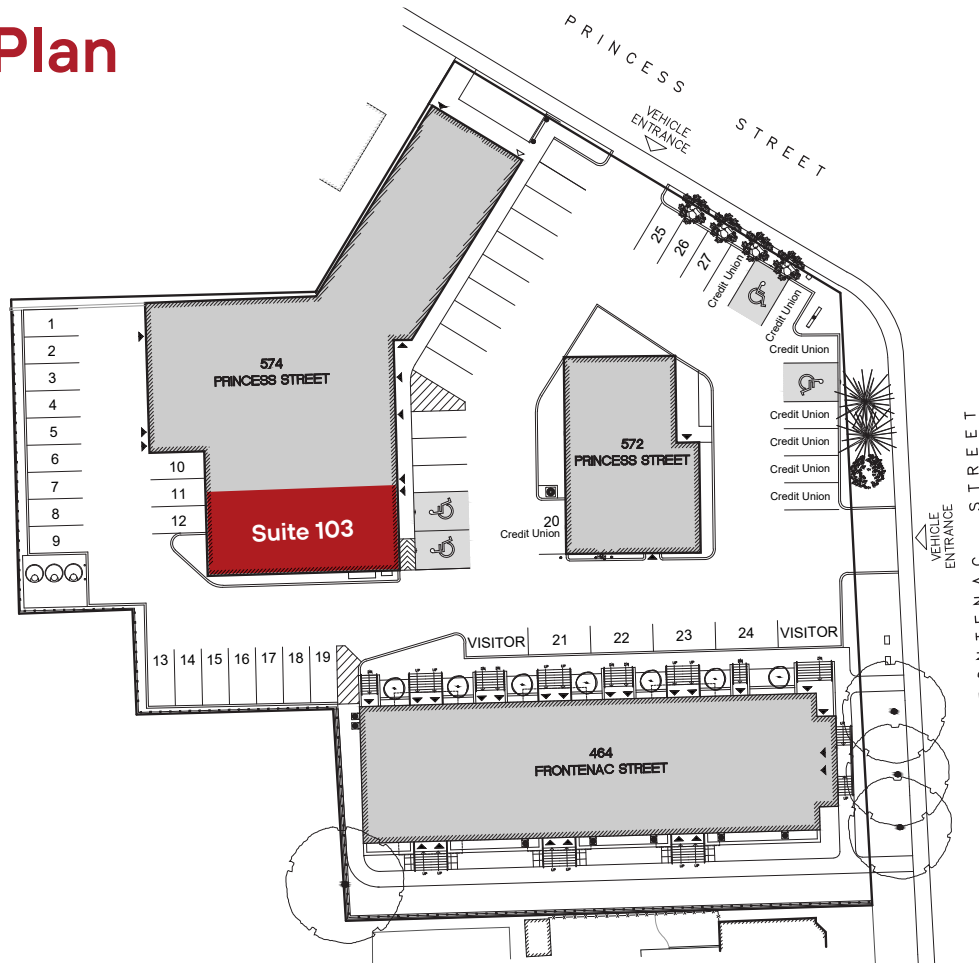


Downtown Kingston

Floor Plan



Parking Plan



Contact Information

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