

# For Lease

## 1648-1650 Bath Rd, Unit 103 Kingston, ON

**Peter Kostogiannis**  
Broker of Record/President  
+1 613 542-2724 x 24  
[peter.kostogiannis@rockwellcre.com](mailto:peter.kostogiannis@rockwellcre.com)

**Sidney Kostogiannis**  
Salesperson  
+1 613 542-2724 x 34  
[sidney.kostogiannis@rockwellcre.com](mailto:sidney.kostogiannis@rockwellcre.com)



### Property Details

<b>Available Space</b>	± 1,575 sf
<b>Net Rent</b>	\$35.00 psf + HST
<b>Additional Rent</b>	\$12.80 psf + HST (est. 2024)
<b>Utilities</b>	Paid by Tenant
<b>Parking</b>	Ample on-site
<b>Signage</b>	Pylon signage
<b>Access</b>	Entrance off both Gardiners Road & Bath Road
<b>Zoning</b>	General Commercial (CG)
<b>Frontage</b>	± 22'6" ft
<b>Availability</b>	Immediate
<b>Tenant Mix</b>	<ul style="list-style-type: none"> <li>• Echelon Wellness</li> <li>• Star Nails</li> <li>• Wing Up!</li> <li>• Cash Money</li> <li>• The Herbary</li> </ul>

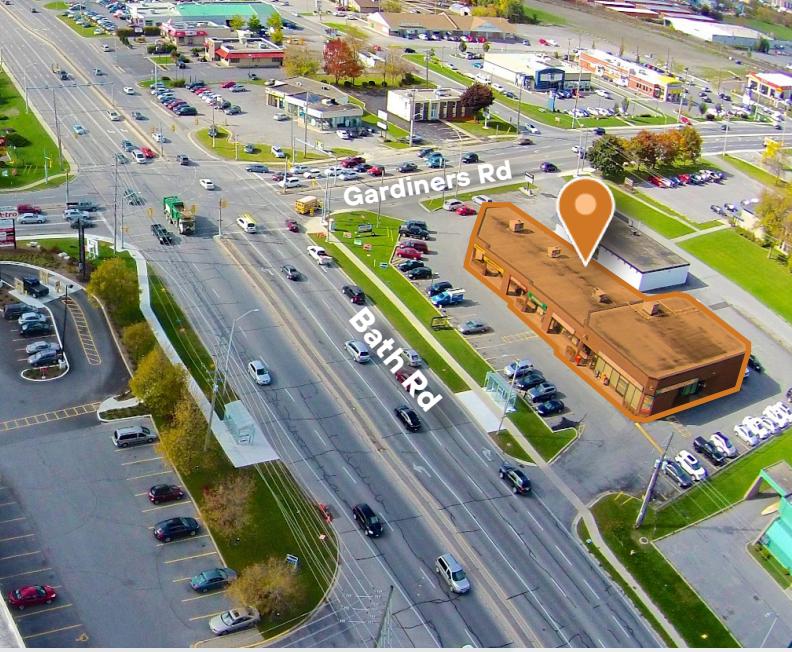
### Summary

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	<b>36,030</b>
East/West	<b>58,456</b>

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 centre<sup>2</sup>
- 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
- Wellness facility

## Existing Floor Plan



## Contact Information

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**Rockwell Commercial  
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9  
[www.rockwellcre.com](http://www.rockwellcre.com)