

# FOR LEASE

# 177 DIVISION STREET KINGSTON



## PROPERTY DETAILS

**LEASEABLE AREA:** 1,000 SF +/-  
**MONTHLY RENT:** \$2,500/month Semi Gross  
**HVAC:** Forced Air Gas and AC  
**UTILITIES:** Electric separately metered.  
Tenant pays proportionate share of gas, water and sewer  
**VENTING:** Available to roof  
**PARKING:** Up to 2 spaces available at add. cost  
**PROPERTY TAXES:** Included in Semi-gross Rent

- Downtown Kingston's busiest intersection, surrounded by new and pending high-rise residential developments.
- Close proximity to Queen's University (500m) & high-traffic Dining, Retail and Entertainment venues.



**WALKER'S PARADISE**

Daily errands do not require a vehicle.



**VERY BIKEABLE**

Biking is convenient for most trips.

**ALEX ADAMS**

Sales Representative

✉ aadams@rtcr.com

☎ 613-384-1997 ext 15

**KOSTAS DOULAS**

Broker of Record

✉ kdoulas@rtcr.com

☎ 613-384-1997 ext 17

**Rogers  
& Trainor**  
Commercial Realty Inc.  
Brokerage

**WWW.RTCR.COM**

📍 20 Gore Street, Suite 102  
Kingston, Ontario K7L 2L1

All information provided is deemed reliable but is not guaranteed and should be independently verified.

FOR LEASE

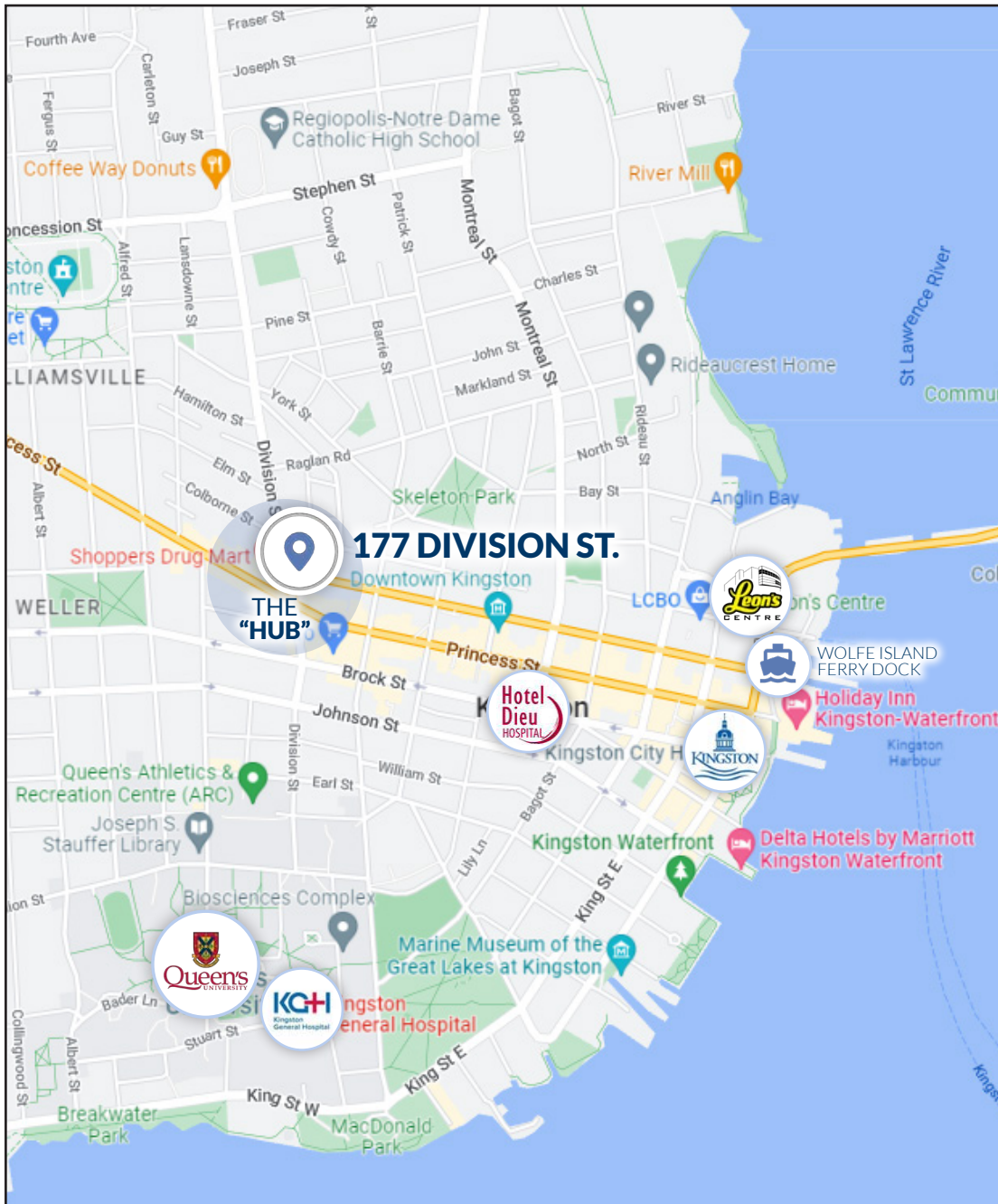
177 DIVISION STREET KINGSTON

FLOOR PLAN



FOR LEASE

177 DIVISION STREET KINGSTON



## NEIGHBOURHOOD HIGHLIGHTS

### RESTAURANTS

- Pita Pit
- Pizza Pizza
- Burger King
- The Grizzly Grill
- Thai Express
- Dairy Queen

### FITNESS & RECREATION

- Goodlife Fitness
- Artillery Park Fitness & Aquatic Centre
- Confederation Basin Marina
- Queen Street CrossFit
- Kingston's City Park
- Victoria Park

### GROCERY

- Metro
- The Grocery Basket
- Shoppers Drug Mart

### SCHOOLS

- Queen's University
- Central Public School
- Sydenham Public School



FOR LEASE

177 DIVISION STREET KINGSTON



QUEEN STREET

PRINCESS STREET

DIVISION STREET

