

FOR LEASE

2,135 SF

Prime Restaurant Lease Opportunity

Restaurant Space



**138 King Street E
Gananoque, ON**

**Net Rent: \$15.00 PSF Net
Taxes and CAM: \$4.75 (2025)**

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

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PROPERTY OVERVIEW

Property Overview

- **Premises:** 2,135 SF
- **Type of Space:** 2nd Generation restaurant/retail space for lease.
- **Additional Rent:** \$4.75 (2025)
- **Location:** Located in the heart of downtown Gananoque with high visibility with steady local foot traffic. Significant tourist influx, especially in Spring & Summer.
- **Parking:** Street parking and additional offsite parking may be available, at an additional monthly charge.
- **Additional Fees:** Restaurant equipment rental: \$1,000/month + HST. Includes all existing fixtures, chattels, small wares, tables, and chairs.
- **Patio Potential:** Outdoor patio setup available (stored on-site) and can be activated with approval from the Town of Gananoque.
- **Zoning:** Commercial Traditional Core
- **Heating:** Gas Forced Air
- **Cooling:** Yes
- **Water:** Municipal
- **Occupancy:** June 2025
- **LCBO Capacity:** 78 persons (November 2024)

Click the link below for the virtual tour!

https://youriguide.com/i6djn_138_king_st_e_gananoque_on/



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Property Photos



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FLOOR PLAN & LOCATION MAP

Floor Plan & Location Map

Main Floor



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