



**For Lease**  
**1399 Princess St, Kingston, On**



**Rockwell Commercial  
Real Estate, Brokerage**

78 Brock St Kingston, ON K7L 1R9

[www.rockwellcre.com](http://www.rockwellcre.com)

## Property Details

Building Rentable Area	Main Floor	± 7,200 sf
	Second Floor	± 450 sf
	Total	± 7,650 sf
Net Rent	\$23.00 psf + HST	
Additional Rent	\$6.59 psf + HST	
Utilities	Separate	
Ceiling Height	Kitchen	± 8'10" ft (TBC)
	Second Floor	± 9'2" ft (TBC)
Parking	Ample on-site parking	
Frontage	Princess Street	± 210.48 ft
	Portsmouth Avenue	± 326.02 ft
Occupancy	Available Immediately	

## Highlights

- High-visibility location along Princess Street, one of Kingston's primary arterial corridors
- Strong traffic exposure with excellent access and signage potential
- Surrounded by established commercial uses and dense residential neighbourhoods

## Traffic Count

Princess Street @ Portsmouth Avenue

N/S **16,736**

E/W **51,290**

\*Source: AADT 2022



## Zoning

CA By-Law № 76-26 Allowing for a broad range of uses including but not limited to:

- Agricultural sales establishment
- Animal care
- Automobile sales establishment
- Banquet hall
- Building supply store
- Community centre
- Club
- Creativity centre
- Day care centre
- Entertainment establishment
- Financial institution
- Fitness centre
- Service station
- Grocery store
- Funeral establishment
- Garden centre
- Hotel
- Laundry store
- Library
- Museum
- Office<sup>1</sup>
- Personal service shop
- Place of worship
- Recreation facility
- Recreational vehicle sales establishment
- Repair shop
- Restaurant
- Retail store
- Secondary school
- Special needs facility
- Wellness clinic
- Wholesale establishment

1. Is permitted only as an accessory use to a principal use on the lot and must be located on or above the second storey.

# Floor Plan

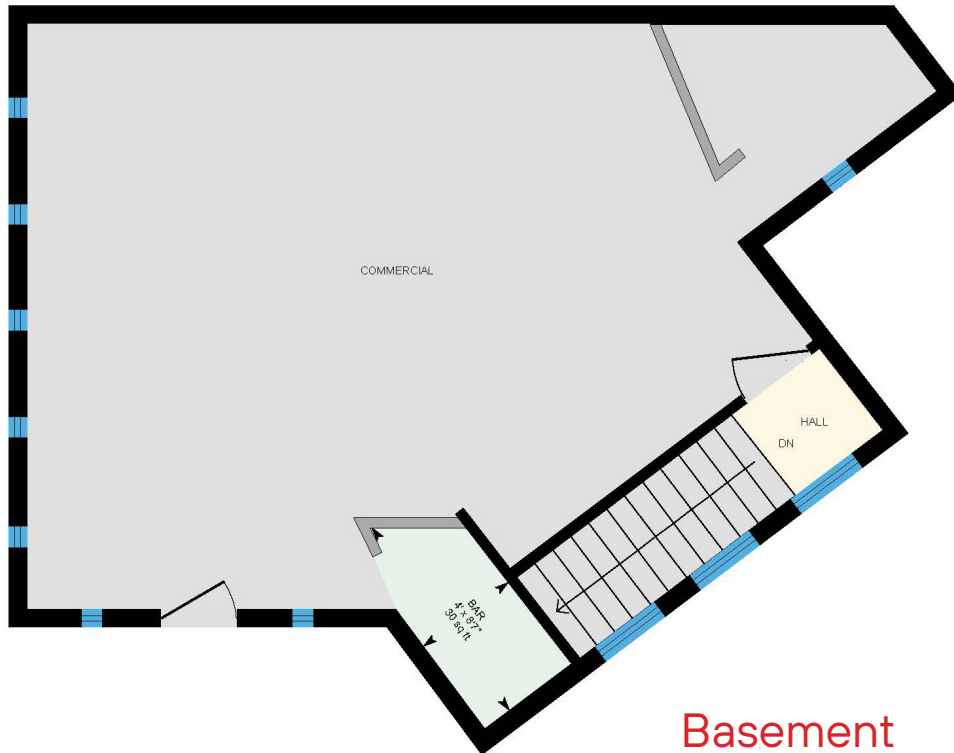
## Main Floor



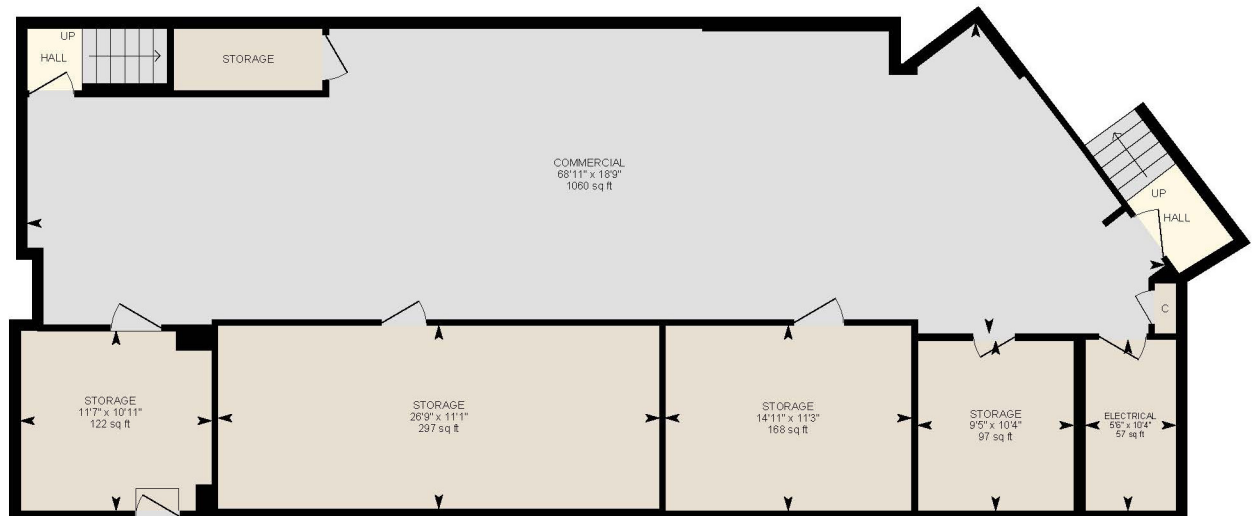
● Building Light Switches

# Floor Plans

## Second Floor



## Basement





Portsmouth Avenue

Princess Street

Sir John A Macdonald Blvd



**Kingston Shopping Centre**

- Canadian Tire
- CIBC
- Dollarama
- Firehouse Subs
- H&R Block
- La Sirene Nails and Spa
- Loblaws
- McDonald's
- Pet Valu
- Popeyes Louisiana Kitchen
- Rexall
- Salon Centric Kingston
- Stacked Pancake & Breakfast House
- Starbucks
- TD




Concession Street

Bath Road

## Contact Information

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