

**For Lease**  
**1648-1650 Bath Rd, Unit 103**  
**Kingston, ON**

**Peter Kostogiannis**

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**Property Details**

<b>Available Space</b>	± 1,575 sf
<b>Net Rent</b>	\$29.50 psf + HST
<b>Additional Rent</b>	\$13.34 psf + HST (est. 2025)
<b>Utilities</b>	Paid by Tenant
<b>Electrical</b>	100 Amp, 3-Phase, 4-Wire, 120/208V, 30-circuit panel
<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's Up!</li> <li>• Cash Money</li> <li>• The Herbarry</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.

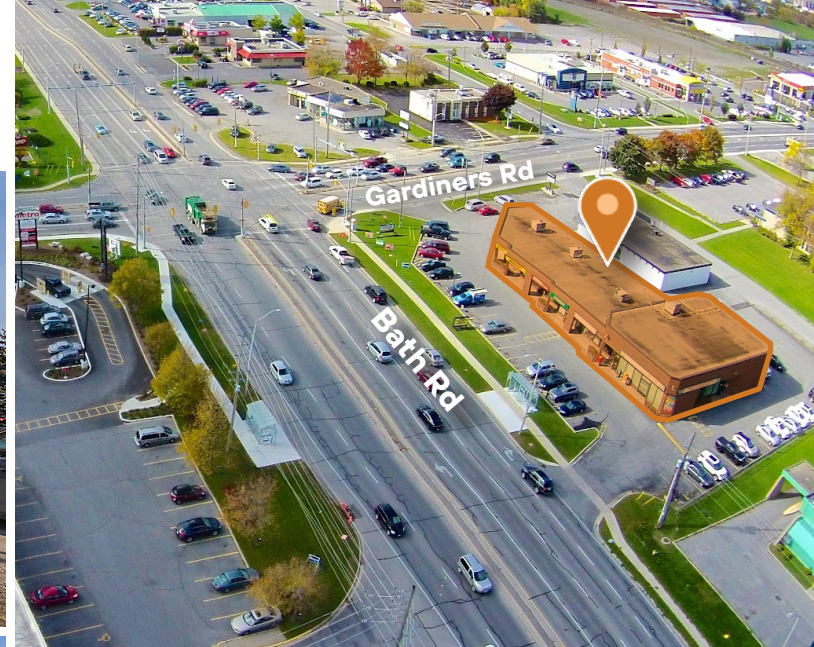


**Rockwell Commercial**  
**Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

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# Photo Gallery



## Traffic Counts Gardiners Road @ Bath Rd

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

AACT: 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
- Wellnes facility

# Existing Floor Plan



## Contact Information

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