

For Lease


**574 Princess Street,
Suite 103, Kingston, ON**

Martin L. Skolnick

Broker/Vice President

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 **Rockwell Commercial
Real Estate, Brokerage**
78 Brock St. Kingston, ON K7L 1R9
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Property Details

Available Space	± 1,156 sf
Monthly Net Rent	\$2,408.33 (\$25.00 psf) + HST
Monthly Taxes/Cam	\$1,192.39 + HST includes, property taxes, operating costs (snow removal, landscaping, management, insurance, exterior utilities, exterior R & M and common garbage/recycling removal)
Landlord	King's Town Development Corporation
Utilities	Paid by tenant, separately metered (water/sewer, gas, electricity, internet, phone)
Electrical Service	200 Amp Breaker panel, 3 phase, 120/208
Ventilation	None existing but possible to install
HVAC	Gas fired 3 ton roof top HVAC unit with economizer
Parking	Dedicated parking available at a monthly cost. 15 on-site visitor parking spaces available in common.
Signage	Fascia signage available for tenant installed signage and large common electrified pylon sign
Availability	Immediate
Disclosure	Martin L. Skolnick is a licensed Realtor with Rockwell Commercial Real Estate, Brokerage and a shareholder in King's Town Development Corporation.

Zoning

WM1 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

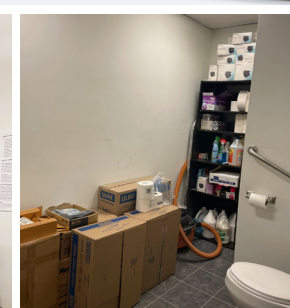
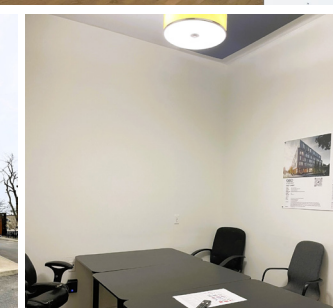
- Office
- Restaurant
- Retail store
- Wellness clinic
- Fitness centre
- Grocery store
- Recreation facility
- Special need facility
- Personal service shop
- Laundry store

Highlights

- Building was completely renovated in 2007, including facades, storefronts, all new electrical, mechanical systems, new roof, new interior walls and new signage
- The Williamsville neighbourhood consists of a mix of retail, restaurants, offices and residential. Queen's University, downtown Kingston and the Student Entertainment Hub are within a short walking distance
- Multiple new residential developments recently built and some currently under construction
- Very visible location on a main arterial street – just west of the Princess and Division Street intersection, on the corner of Frontenac Street
- High traffic area on a major public transit route



Images shown above and below are conceptual renderings intended for illustrative purposes only.





Off Campus student housing

1.4kms to Queen's University

800ms to Student Entertainment Hub

Area Demographics

33,696
Williamsville & Surrounding Area Population*

28,142
Queen's University Student Enrollment 2023

\$78,985
Williamsville & Surrounding Area Avg. Household Income*

46
Median Maintainer Age*

Nearby Residential Developments Overview

- | | | |
|--|--|---|
| 1. Geo Kingston
343 Units | 5. 168 Division St.
35 Units | 9. The Frontenac
71 Units |
| 2. Unity Point
204 Units | 6. 720 Princess St.
68 Units | 10. City Flats
24 Units |
| 3. Unity Place
195 Units | 7. 449 Princess St.
31 Units | 11. Crown Condos
182 Units |
| 4. Sage Living
325 Units | 8. Foundry Princess
144 Units | 12. 600 Princess St.
176 units |



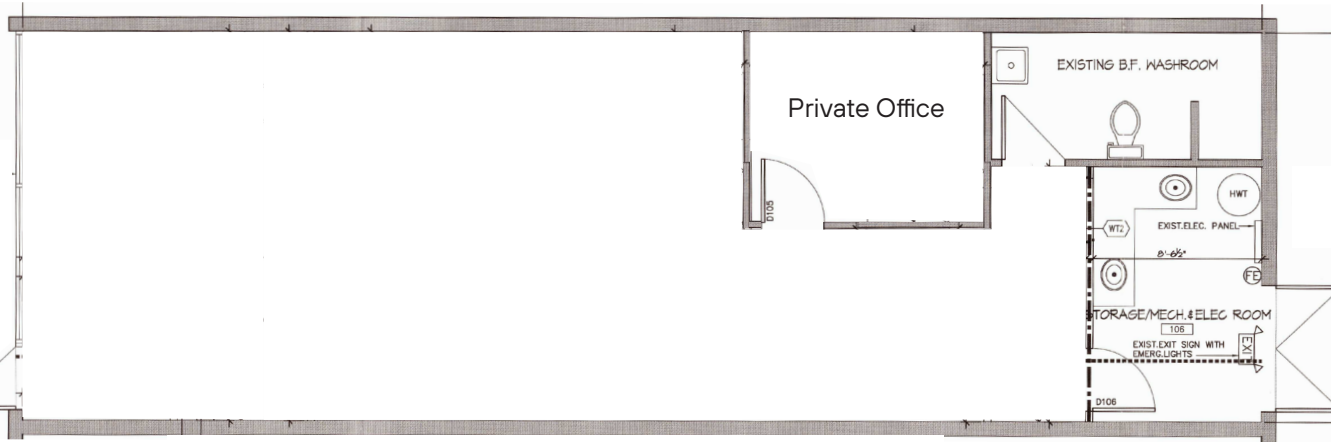
*Environics Analytics Community Profile: Kingston – Inner Harbour/Williamsville

Nearby Amenities



Downtown Kingston

Floor Plan

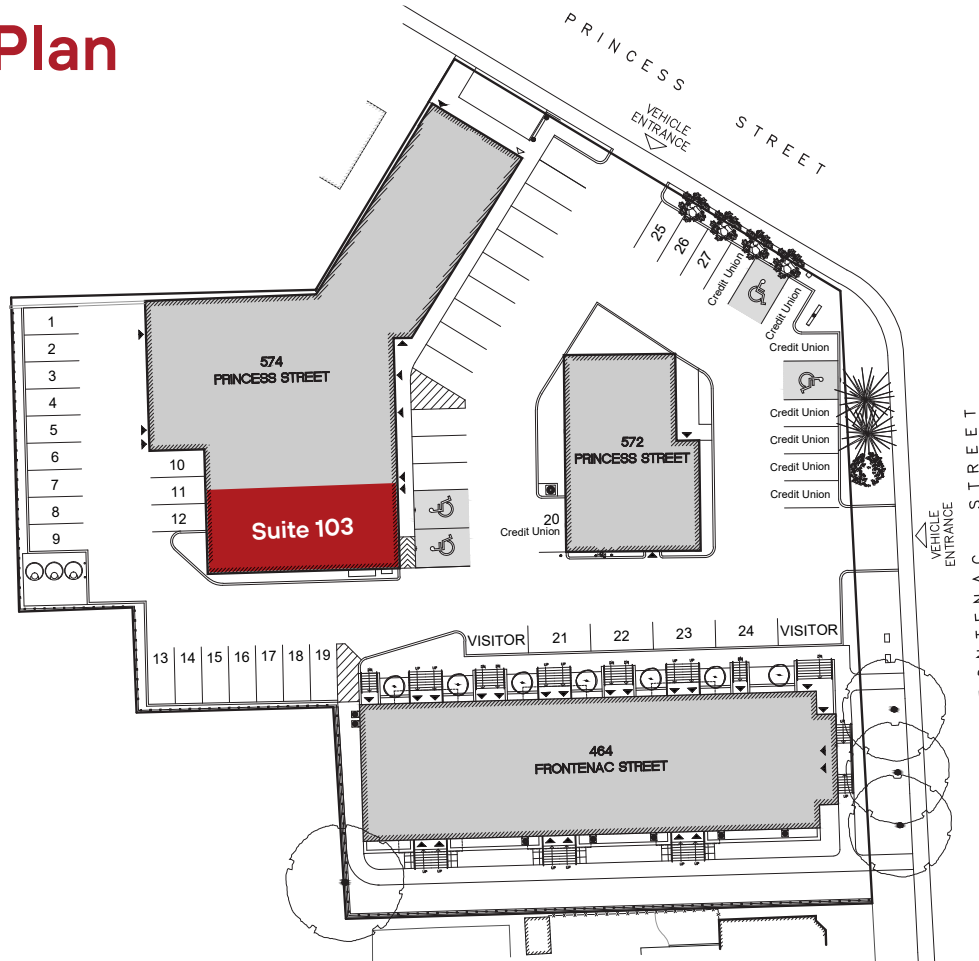


Contact Information

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Parking Plan



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