

For Lease

**55 Rideau St.,
Unit 2, Kingston,
ON**

Martin L. Skolnick

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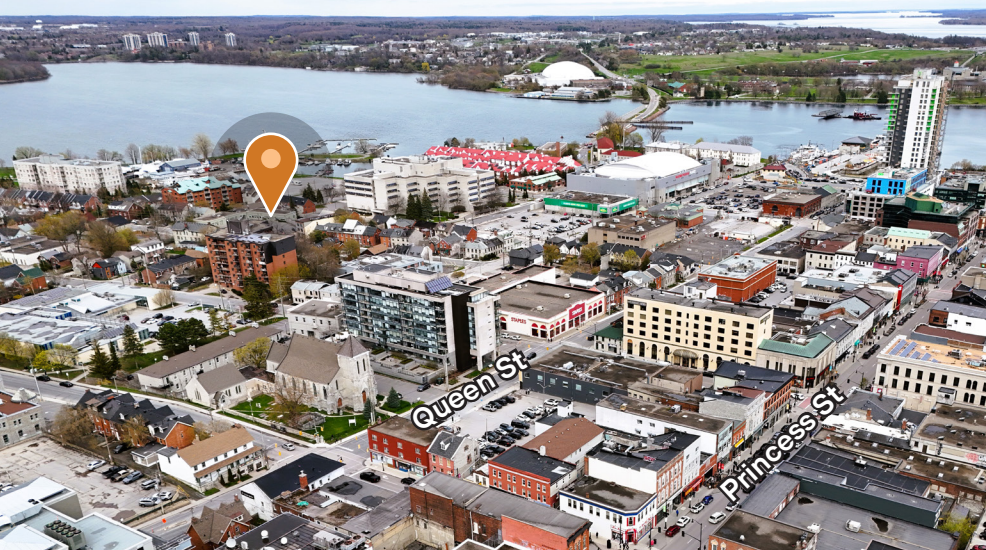
78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com

Rockwell Commercial Real Estate, Brokerage

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55 Rideau St., Kingston, ON

Property Facts

Available Space	± 1,754 sf
Base Net Rent	\$20.00 psf + HST
Additional Rent (Budgeted 2026)	\$13.13 psf + HST (including: property taxes, utilities and operating costs)
Utilities	Water, sewer, electricity and gas included in budgeted additional rent
Electrical	200 amp, 600 volt, 3 phase
HVAC	1 gas-fired dedicated HVAC units service this space
Fibre Optics	Both Bell and Cogeco are in the building
Parking	4 dedicated spaces included, 11 spaces in-common.
Availability	November 1, 2026
Signage	25% of pylon signage available
Landlord	King's Town Development Corporation
Comments	Ideal space for a cafe, personal trainer, yoga studio, office, hair salon or esthetician

Disclosure: Martin L. Skolnick is a licensed Broker with Rockwell Commercial and is a partner, director and shareholder in King's Town Development.



Downtown Kingston Business Improvement Area

Location

Downtown Kingston offers a well-established mix of commercial activity, institutional presence, and walkable amenities. The surrounding area includes more than 700 national and independent retailers, restaurants, and service-based businesses, supporting consistent foot traffic and day-to-day convenience.

The property is positioned within close proximity to key institutional anchors, including Slush Puppie Place, Queen's University, St. Lawrence College, Royal Military College of Canada, Kingston Health Sciences Centre (including Hotel Dieu and Kingston General Hospital), and Providence Care Hospital.

The area is serviced by Kingston Transit and benefits from direct access to Highway 401 via primary arterial routes.

98

Walker's Paradise

Daily errands do not require a car

58

Good Transit

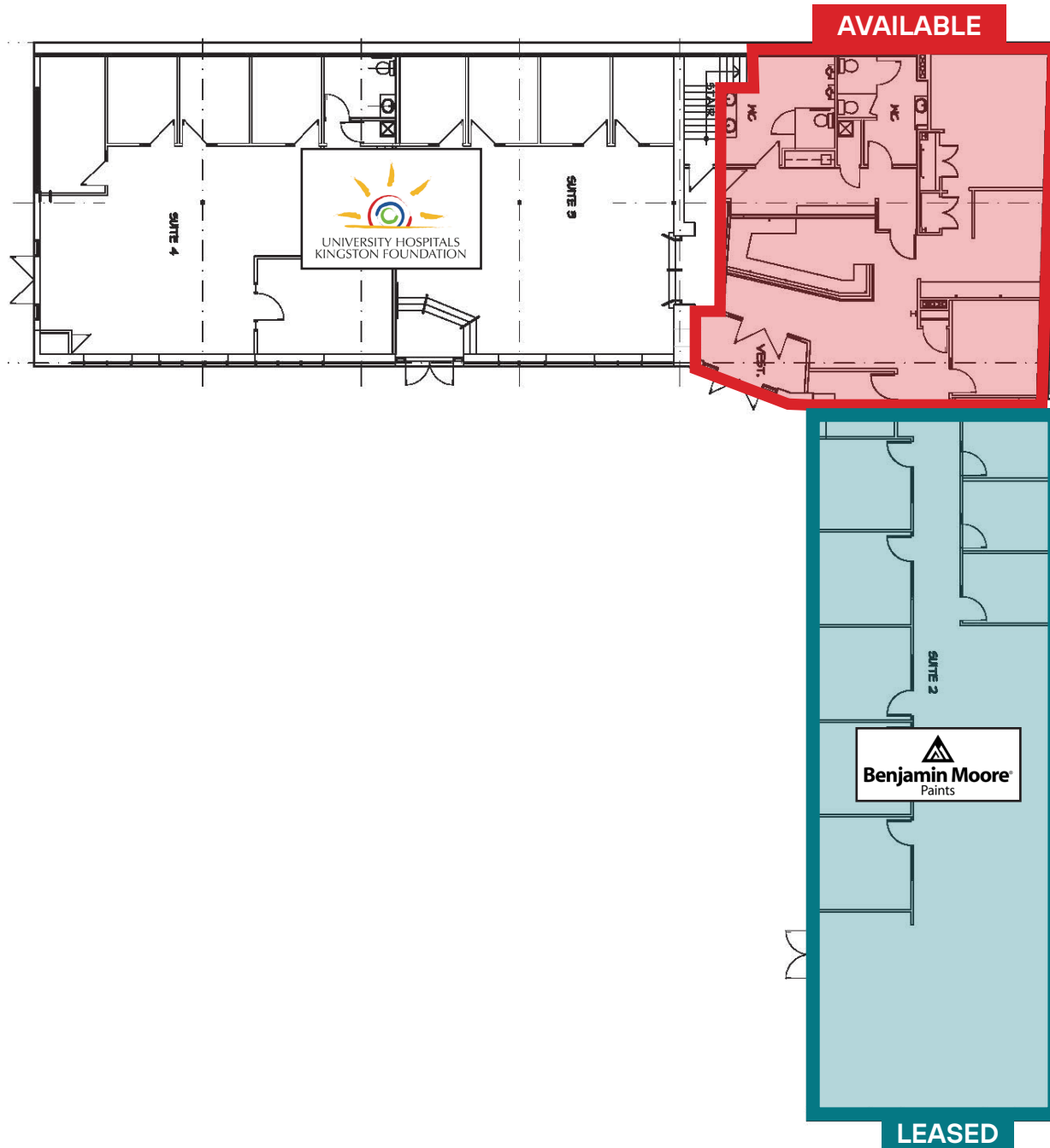
Many nearby transportation options

82

Very Bikable

Biking is convenient for most trips

Floor Plan



🎯 Zoning

DT2 (By-Law Number 2022-62) allows for a broad range of uses, including but not limited to:

- Animal care
- Club
- Creative centre
- Day care centre
- Financial Institution
- Fitness centre
- Grocery store
- Office
- Personal service shop
- Restaurant
- Retail store
- Wellness clinic

📝 Comments

- The suite has been renovated with hardwood laminate floors, large windows, high ceilings, exposed ductwork and unique lighting fixtures.
- Secure file storage available in lower level of building at an additional cost
- Join University Hospitals Kingston Foundation and Benjamin Moore in this unique office or retail opportunity in the downtown core
- If required, additional space can be made available in the lower level with new windows and connecting stairwell (to be added) for a minimum lease term of ten years.

🏠 Area Demographics

± 10,000

Full & Part-Time
Employees within the
Downtown BIA

± 8,240

Households within
a 1.5km radius

± 15,363

Population within a
1.5km radius

\$78,991

Avg. household
income within a
1.5km radius

Source: Statistics Canada 2021 Census, Environics Analytics Community
Profile: Downtown Kingston

Retail Concept

The concepts shown below are for illustrative purposes only.



Rockwell

COMMERCIAL

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