

# 111 PRINCESS STREET DOWNTOWN KINGSTON

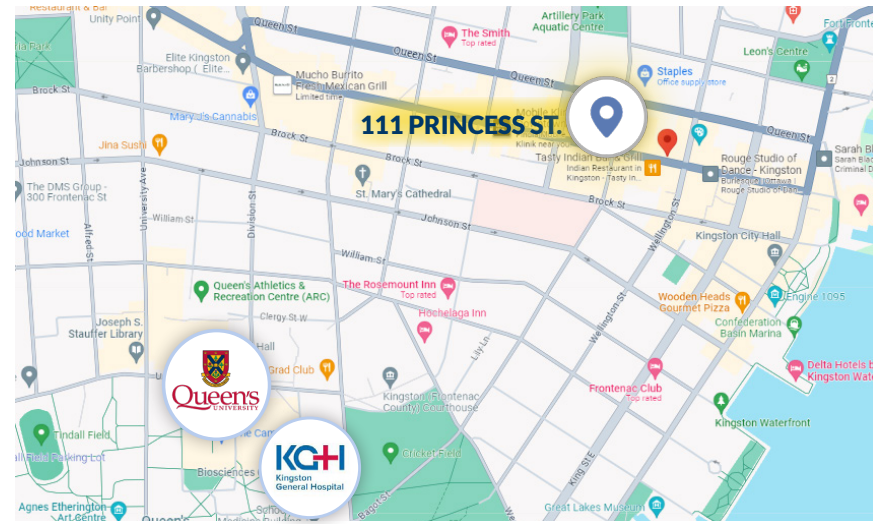
**FOR LEASE**



## 111 PRINCESS STREET KINGSTON

### DETAILS

- Rare opportunity to lease a “turn-key” bakery, deli and restaurant in one of the best locations in downtown Kingston
- Main level counters and seating area, plus lower level fully-equipped commercial kitchen with rear door access
- Seasonal patio also rented from the City
- Exclusive parking in rear rented from the City for \$156 a month
- Close to all amenities in the downtown area, including transit connections, banks, City Hall, shopping, and restaurants
- Total Monthly Rent equates to \$6,365 net rent and \$3,182 additional rent (2023 est.)



<b>NET LEASE RATE:</b>	\$20.00 psf main level \$10.00 psf lower level
<b>ADDITIONAL RENT (TMI):</b>	\$7.50 psf overall (Est. 2023)
<b>AVAILABLE AREA:</b>	+/- 2,546 sf main level and +/- 2,546 sf lower level
<b>EQUIPMENT:</b>	For sale to a tenant as a package, total price \$200,000 + HST Equipment list available upon request

### JAMES WARD

Broker  
✉ [jward@rtcr.com](mailto:jward@rtcr.com)  
☎ 613-893-3335

📍 20 Gore Street, Suite 102  
Kingston, Ontario K7L 2L1  
☎ 613-384-1997 ext. 25

### KOSTAS DOULAS

Broker of Record  
✉ [kdoulas@rtcr.com](mailto:kdoulas@rtcr.com)  
☎ 613-539-4444

📍 20 Gore Street, Suite 102  
Kingston, Ontario K7L 2L1  
☎ 613-384-1997 ext. 17

**Rogers & Trainor**

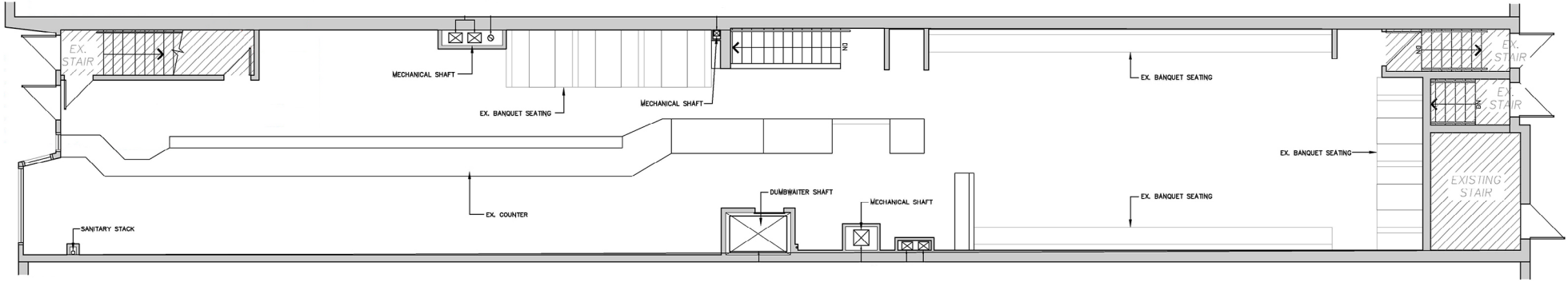
Commercial Realty (2009) Inc.  
Brokerage

[WWW.RTCR.COM](http://WWW.RTCR.COM)

**FOR LEASE**

**111 PRINCESS STREET KINGSTON**

**MAIN LEVEL FLOOR PLAN**



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**FOR LEASE**

**111 PRINCESS STREET KINGSTON**

**LOWER LEVEL**



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**Rogers  
& Trainor**

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## NEIGHBOURHOOD HIGHLIGHTS

### LOCAL BUSINESSES & RESTAURANTS

- Chez Piggy
- Coffee & Company
- A-One Clothing
- Sima Sushi
- Tara Natural Foods
- Cooke's Fine Foods
- The Iron Duke
- Black Dog Tavern
- Martello Alley
- Camera Kingston
- Harper's Burger Bar
- The Toucan
- Tango Nuevo
- The Screening Room
- Antique Alley
- Novel Idea
- Smith Army Surplus
- Amadeus Cafe

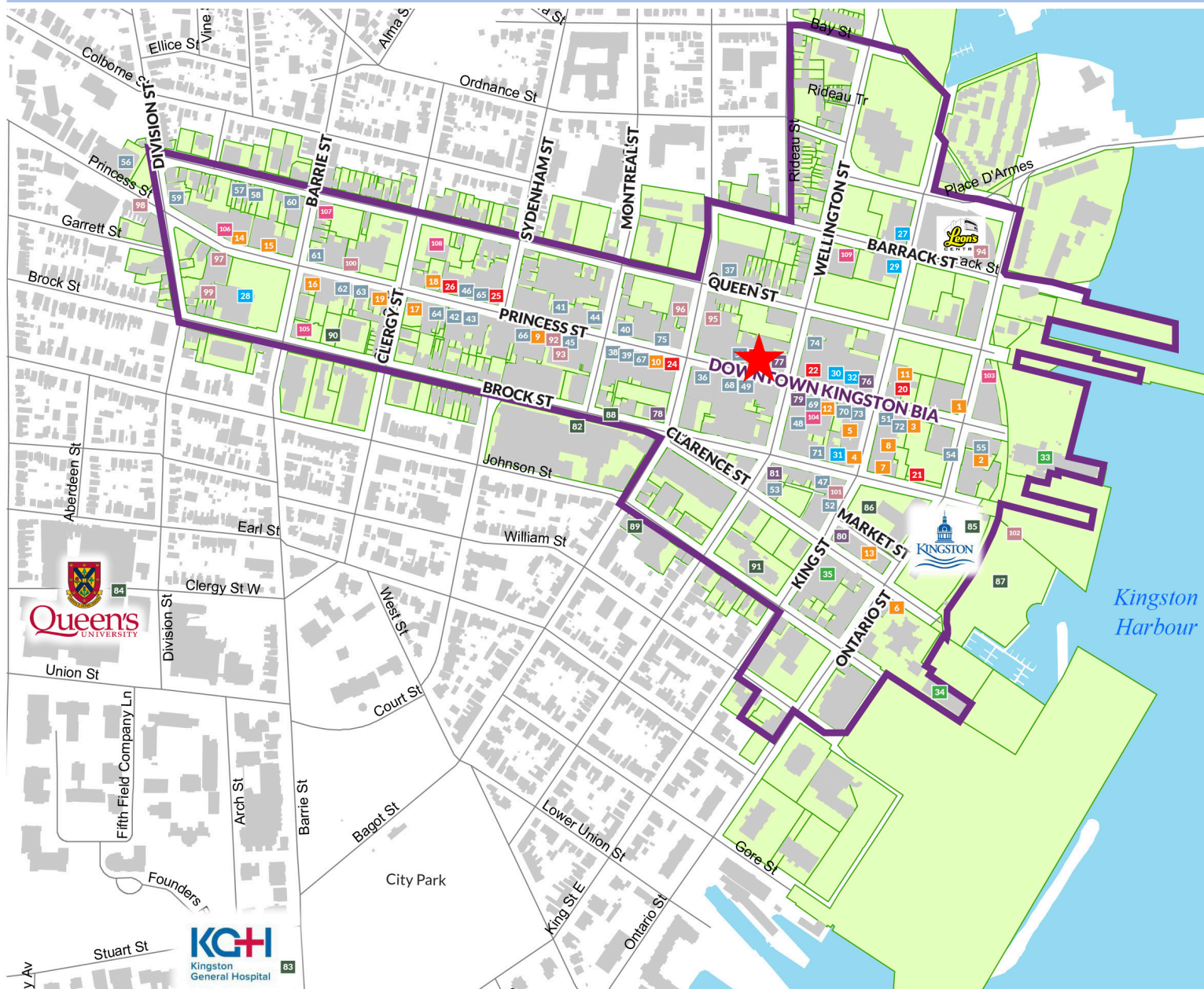
## DOWNTOWN KINGSTON

- **A VIBRANT AREA** - Kingston has a vibrant downtown that is the culture and entertainment hub of the region. There are over 100 unique restaurants, many specialty gift and fashion boutiques, art galleries and so much more.
- **A COMPLIMENTARY MIX** - Kingston's downtown features a complimentary mix of small independent shops along with major international chain stores that would not normally be found in a downtown this size including Indigo, Gap, Roots, Staples, Urban Outfitters, LuLu Lemon, Starbucks, Good Life Fitness, American Apparel, The Works, The Keg, Milestones, etc.
- **TOURISM** - Kingston has a thriving tourism industry especially in the summer when the city offers many festivals including The First Capital Days, BluesFest and the 1000 Islands Poker Run. The beautiful waterfront, well-maintained parks, prominent entertainment venues and ample art galleries make it a top choice for visitors from near and afar.



# FOR LEASE

# 111 PRINCESS STREET KINGSTON



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| <p><b>DINING</b></p> <ol style="list-style-type: none"> <li>Lonestar Texas Grill</li> <li>Milestones</li> <li>Pan Chanco</li> <li>Jack Astor's</li> <li>Black Dog Tavern</li> <li>Diane's Fish House</li> <li>Olivea</li> <li>Tango</li> <li>Copper Penny</li> <li>Grecos</li> <li>Red House</li> <li>Toucan</li> <li>Tir Nan Og</li> <li>The Grizzly Grill</li> <li>Tommy's</li> <li>Pizza Studio</li> <li>The WORKS Craft Burgers</li> <li>McDonalds</li> <li>Tim Hortons</li> </ol>                                | <p><b>RETAIL</b></p> <ol style="list-style-type: none"> <li>Shoppers Drug Mart</li> <li>Bridal Creations</li> <li>Murano's Formalwear</li> <li>The UPS Store</li> <li>Frontenac Cycle</li> <li>Phase 2 Clothing</li> <li>Canada Computers</li> <li>What'll I Wear</li> <li>Art Noise</li> <li>Agent 99</li> <li>Midori Gifts</li> <li>I Mode</li> <li>Send in the Clowns</li> <li>Minotaur</li> <li>Modern Primitive</li> <li>House of Angels</li> <li>Fancy That</li> <li>A-One Clothing</li> <li>Martello Alley</li> <li>Overstocks</li> </ol> |
| <p><b>CAFE/BAKERY</b></p> <ol style="list-style-type: none"> <li>Coffee &amp; Company</li> <li>Sippis</li> <li>Starbucks</li> <li>Card's Bakery</li> <li>Crave Coffee &amp; Bakery</li> <li>Balzac's</li> <li>Northside Espresso</li> </ol>   | <p><b>FINANCIAL</b></p> <ol style="list-style-type: none"> <li>Royal Bank</li> <li>Scotiabank</li> <li>CIBC</li> <li>TD Bank</li> <li>Bank of Montreal</li> <li>Wellington Foreign Exchange</li> </ol>   |
| <p><b>GROCERY</b></p> <ol style="list-style-type: none"> <li>Food Basics</li> <li>Metro</li> <li>LCBO</li> <li>Tara's Natural Foods</li> <li>Cooke's Fine Foods</li> <li>General Brock's Commissary</li> </ol>  | <p><b>INSTITUTIONS</b></p> <ol style="list-style-type: none"> <li>Hotel Dieu</li> <li>Kingston General Hospital</li> <li>Queen's University</li> <li>Kingston City Hall</li> <li>Springer Market Square</li> <li>Confederation Basin</li> <li>Kingston Transit Hub</li> <li>Kingston Frontenac Public Library</li> <li>St. Mary's Cathedral</li> <li>St. George's Anglican Cathedral</li> </ol>  |
| <p><b>HOTELS</b></p> <ol style="list-style-type: none"> <li>Holiday Inn</li> <li>Delta Waterfront by Marriott</li> <li>4 Points by Sheraton</li> </ol>  | <p><b>ENTERTAINMENT</b></p> <ol style="list-style-type: none"> <li>The Grand Theatre</li> <li>The Screening Room</li> <li>The Leon's Centre</li> <li>Improbable Escapes</li> <li>Sherlock's Escapes</li> <li>Stages Night Club</li> <li>Trinity Social</li> <li>The Spot</li> <li>Barcadia</li> <li>Studio 22 Gallery</li> <li>1000 Islands Cruises</li> </ol>   |
| <p><b>RETAIL</b></p> <ol style="list-style-type: none"> <li>Shoppers Drug Mart</li> <li>Staples</li> <li>Dollarama</li> <li>Dollar Tree</li> <li>The Rocking Horse</li> <li>Roots</li> <li>Lululemon</li> <li>Trailhead</li> <li>Urban Outfitters</li> <li>Heel Boy</li> <li>The Running Room</li> <li>Runner's Choice</li> <li>Becker Shoes</li> <li>Hatley Boutique</li> <li>Cloth</li> <li>Roundstone</li> <li>Gracie's Clothing</li> <li>Happy Thoughts</li> <li>Waterfront Gifts</li> <li>Chris James</li> </ol> | <p><b>FITNESS</b></p> <ol style="list-style-type: none"> <li>Pole Fitness Kingston</li> <li>Salti Yoga</li> <li>Symphony Spa &amp; Yoga</li> <li>Samatva Yoga</li> <li>Studio 330</li> <li>Queen Street CrossFit</li> <li>Goodlife Fitness</li> </ol>  |

## MAP OF KINGSTON

Including Downtown BIA, Sydenham District, Queen's District, Inner Harbour District & Williamsville District



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<p>Walk Score <b>100</b></p>	<p>Bike Score <b>78</b></p>	<p>Transit Score <b>61</b></p>
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