

For Lease

**119 Princess St.,
Unit 1, Kingston, ON**

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Rockwell Commercial Real Estate, Brokerage

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Property Facts

Available Space	± 1,360 sf
Net Rent	\$35.00 psf + HST
Additional Rent (est. 2026)	\$11.41 psf (including property taxes, snow removal, management, insurance, fire alarm monitoring and maintenance)
Utilities	Paid by tenant, separately metered
Electrical	100 amp, 3 phase, 4-wire service, with circuit breaker panel
HVAC	Carrier roof top, gas fired, 2 stage, with 10 tons of cooling
Availability	Immediate
Landlord	RHA Holdings Inc.
Exclusivity	Premises cannot be used for an on and off premises consumption of more than 15% of annual sales of Mexican, Tex Mex or Southwestern American origin prepared foods. Contact listing broker for further details.

Highlights

- Prime downtown Kingston retail opportunity with excellent pedestrian and vehicle exposure
- Centrally located within walking distance of Springer Market Square, Kingston City Hall, the waterfront and Slush Puppie Place
- Surrounded by a diverse mix of retailers, restaurants, professional services and residential density with convenient access to Queen's University, Hotel Dieu Hospital and Kingston's tourism district
- Positioned in one of Kingston's most established commercial and entertainment corridors
- Built out as a dine-in/take-out restaurant



Zoning

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

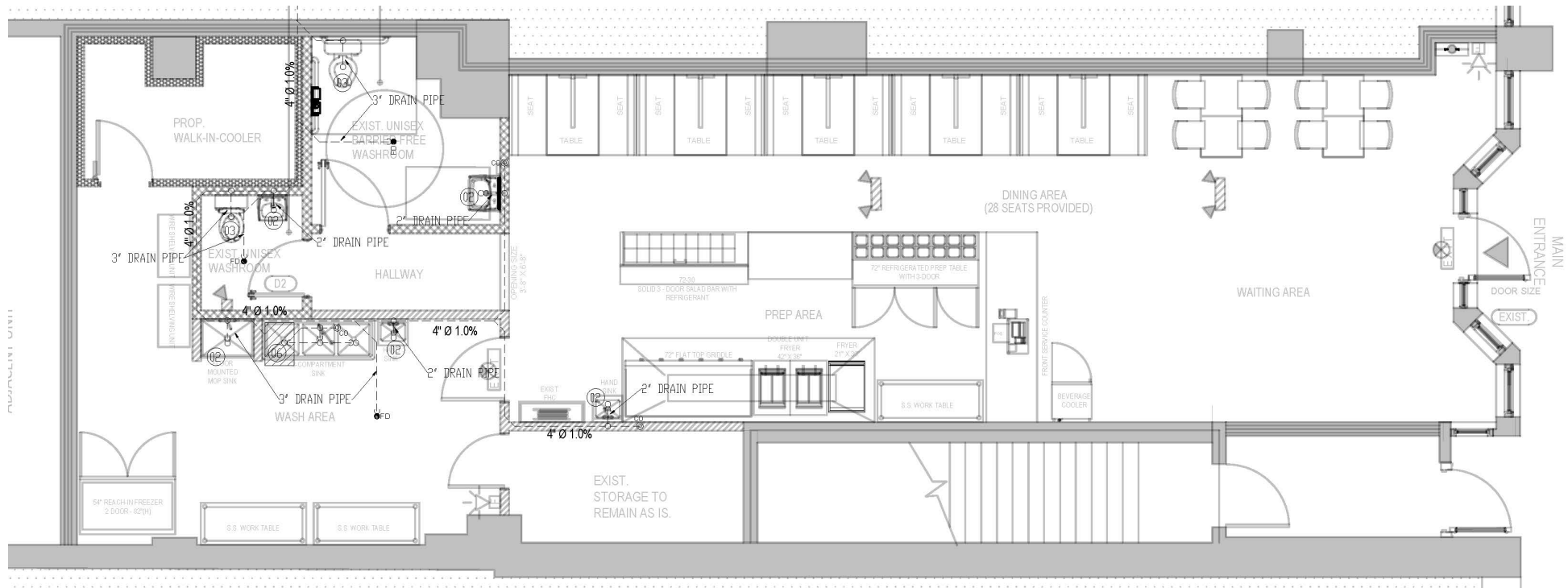
- Building supply store
- Community centre
- Creative centre
- Day care centre
- Entertainment establishment
- Fitness centre
- Grocery store
- Office
- Personal service shop
- Restaurant
- Retail store
- Wellness centre

Pedestrian Traffic Count

Princess Street at Bagot Street*		Princess Street at Wellington Street**	
N/S	E/W	N/S	E/W
2,245	5,840	6,336	8,716

Source: AADT 2019*, AADT 2024**

Floor Plan



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