

FOR LEASE

COMMERCIAL SPACE



1638 BATH ROAD - KINGSTON

RENTABLE AREA:	3,000 sf
NET RENT:	\$15 psf p.a.
ADDITIONAL RENT (TMI, CAM):	\$6.50 psf p.a. (2024 est.)
HVAC:	Roof-top HVAC
UTILITIES:	Paid by directly by the Tenant
ZONING:	General Commercial Zone (CG)
PARKING:	Ample parking in common around the building
AVAILABILITY:	October 1, 2024
CLEAR HEIGHT:	15 ft approx.

Rogers & Trainor

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

JAMES WARD
Broker

jward@rtcr.com

613-384-1997 ext. 25

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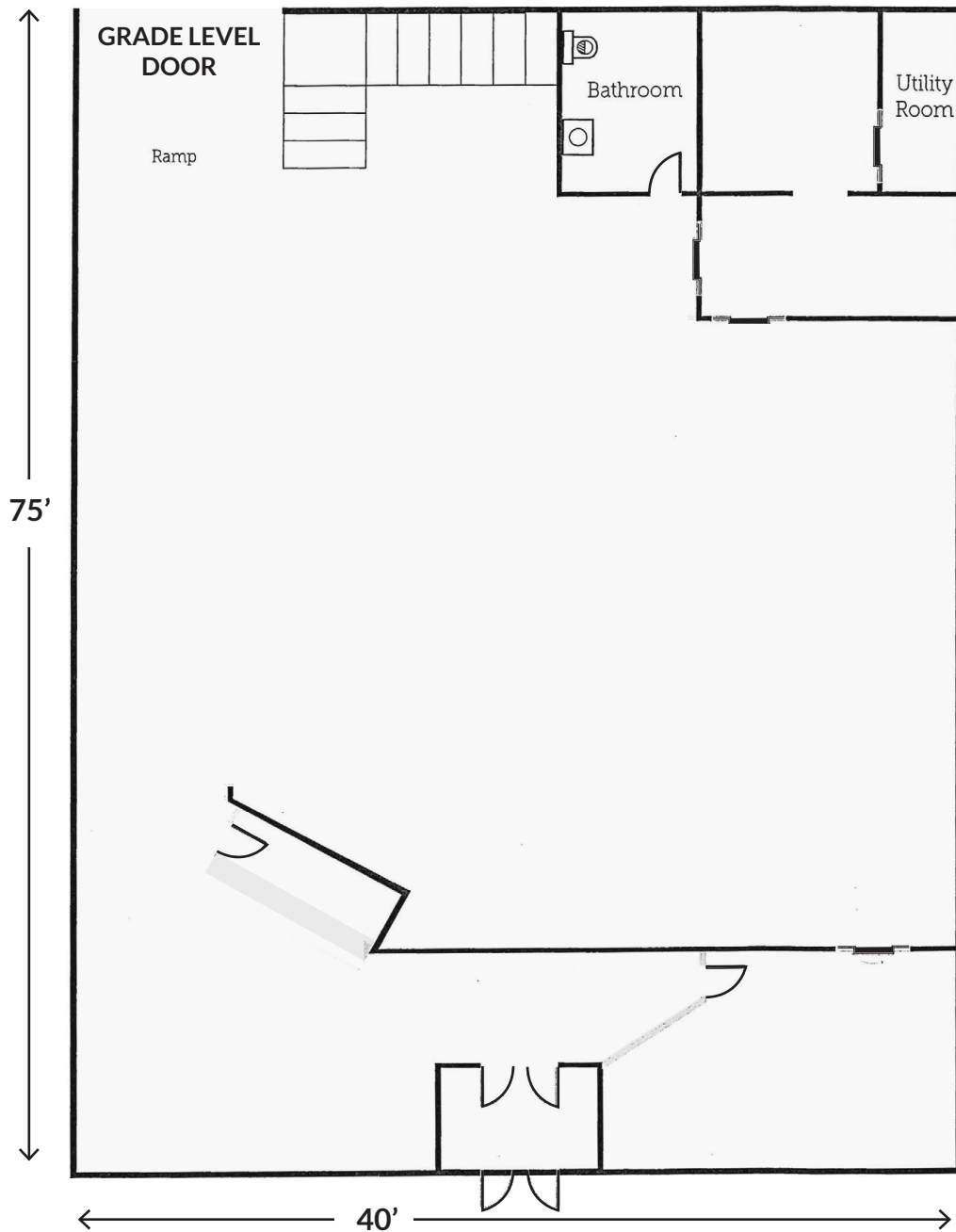
- Highly visible location on one of Kingston's busiest arterial roads
- Close to the intersection of Gardiners Road and Bath Road, Metro, Tim Horton's and the Gardiners Town Centre.



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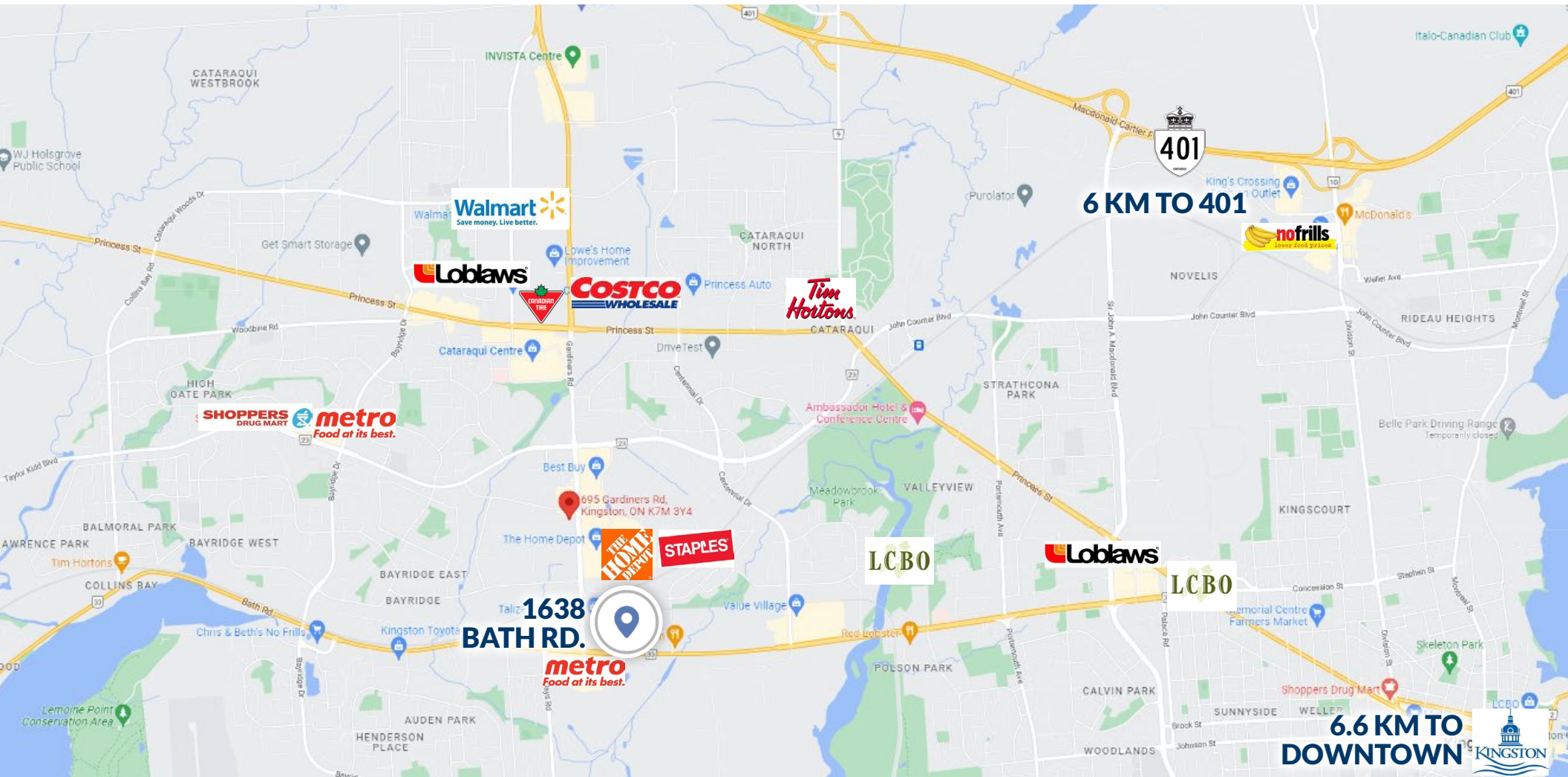
1638 BATH ROAD

FLOOR PLAN



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AREA HIGHLIGHTS

RESTAURANTS

- Saigon Delights
- Montana's
- Boston Pizza
- Raxx Bar & Grill
- Kelsey's
- Osmow's Shawarma

NEARBY BUSINESSES

- Habitat for Humanity Restore
- Ardens Music
- RVs Unlimited
- Aaben Windows & Doors
- FW Black Appliance Store
- CarOne Kingston

AMENITIES

- Staples
- The Home Depot
- LCBO
- Walmart
- Best Buy
- Lowe's

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2017*
- Ranked #4** Top City in Ontario for Millennials *Point2 Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*

