

FOR LEASE

RETAIL SPACE DOWNTOWN KINGSTON



170 PRINCESS STREET \$35.00 PSF NET

DETAILS

- Prime retail space in a high traffic location in Downtown Kingston
- Large bright area with exposed brick and recent improvements
- Rentable Area: 1,200 +/- SF
- Net Rent \$35.00 psf
- Additional rent \$11.00 psf (2024 est.)
- Available July 1, 2024

LOCATION

- Less than 1 km to Queen's University main campus (over 27,000 full-time students)
- Close to all amenities, including transit hub, banks, groceries, and hospitals
- There are a number of Residential/Commercial development projects in the area which will increase traffic
- Steps away from the new Crown Condo building opening 2025 with 182 high-end residential condos ready for occupation in Spring 2025
crowncondos.com

Kostas Doulas
Broker of Record

✉ kdoulas@rtc.com

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

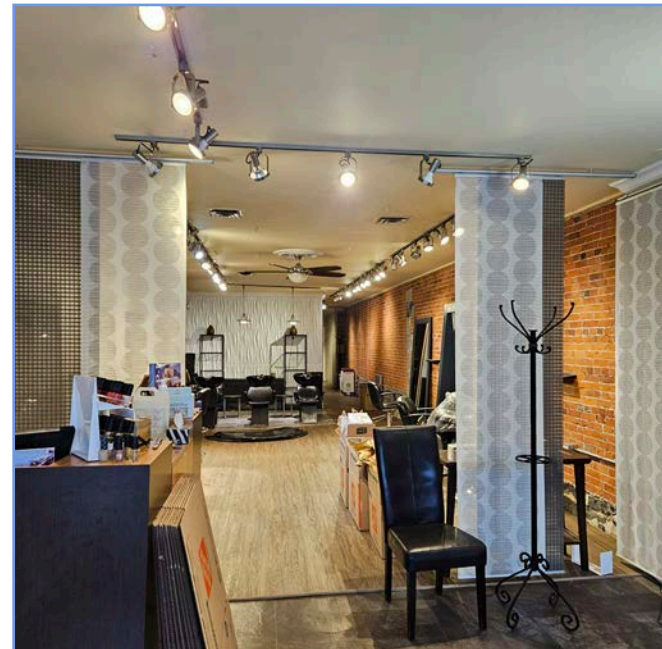
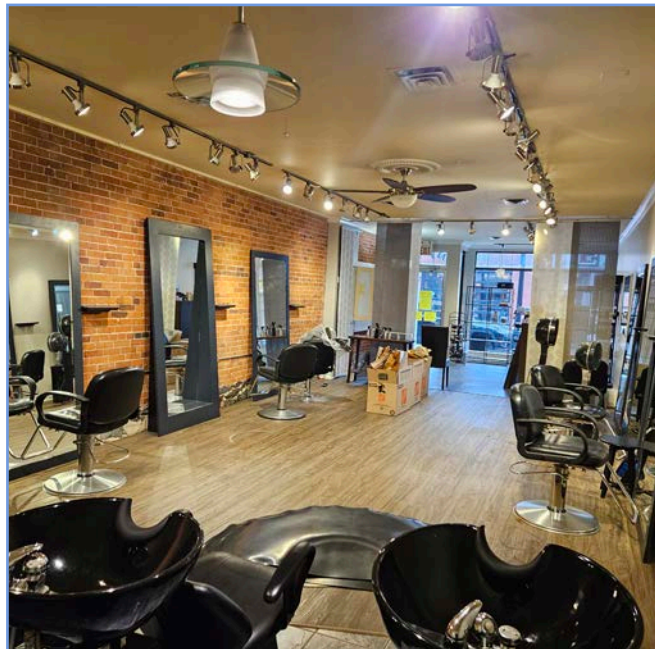
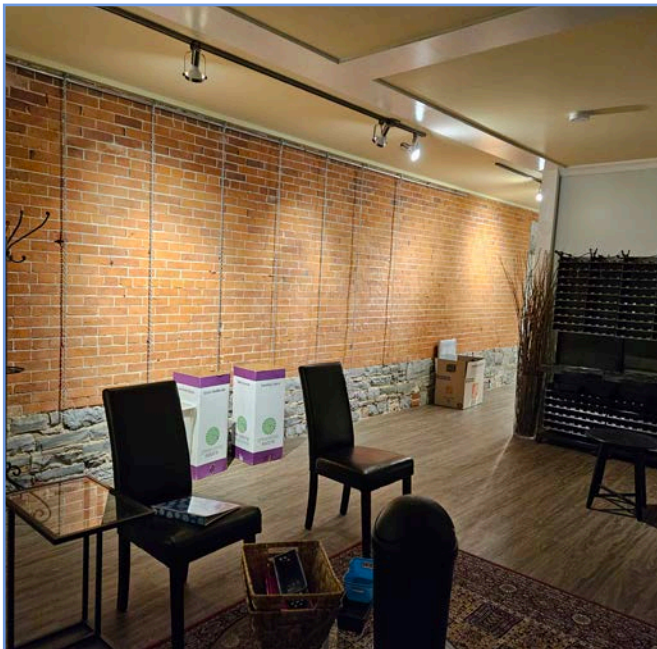
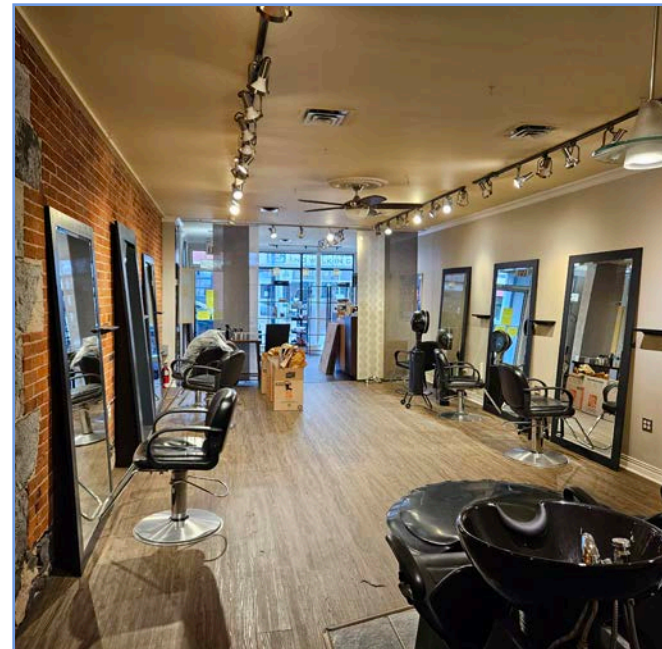
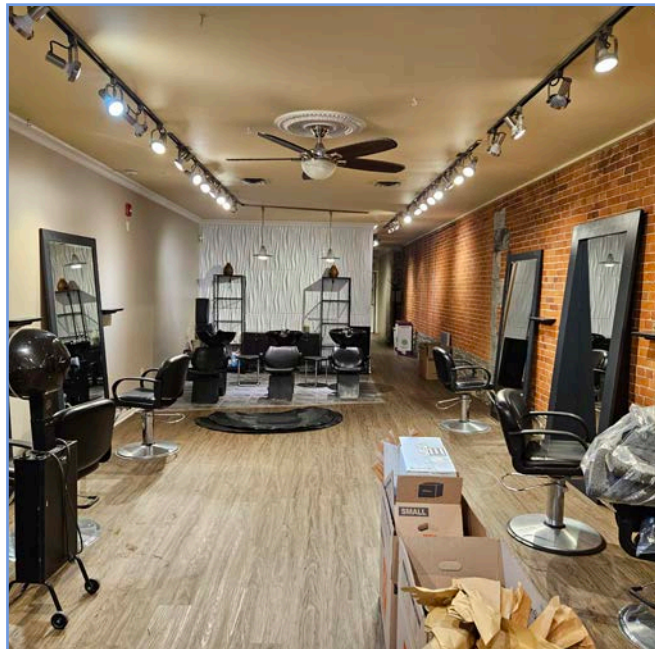
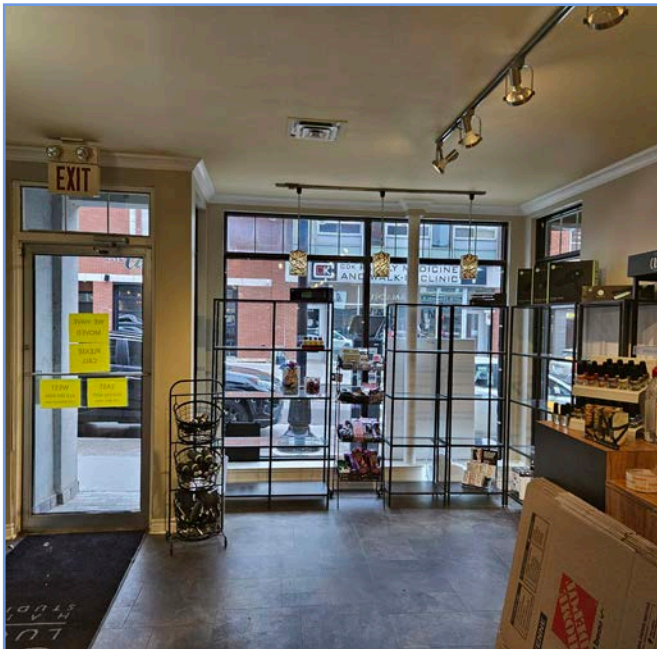
☎ 613-384-1997 ext. 17

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage

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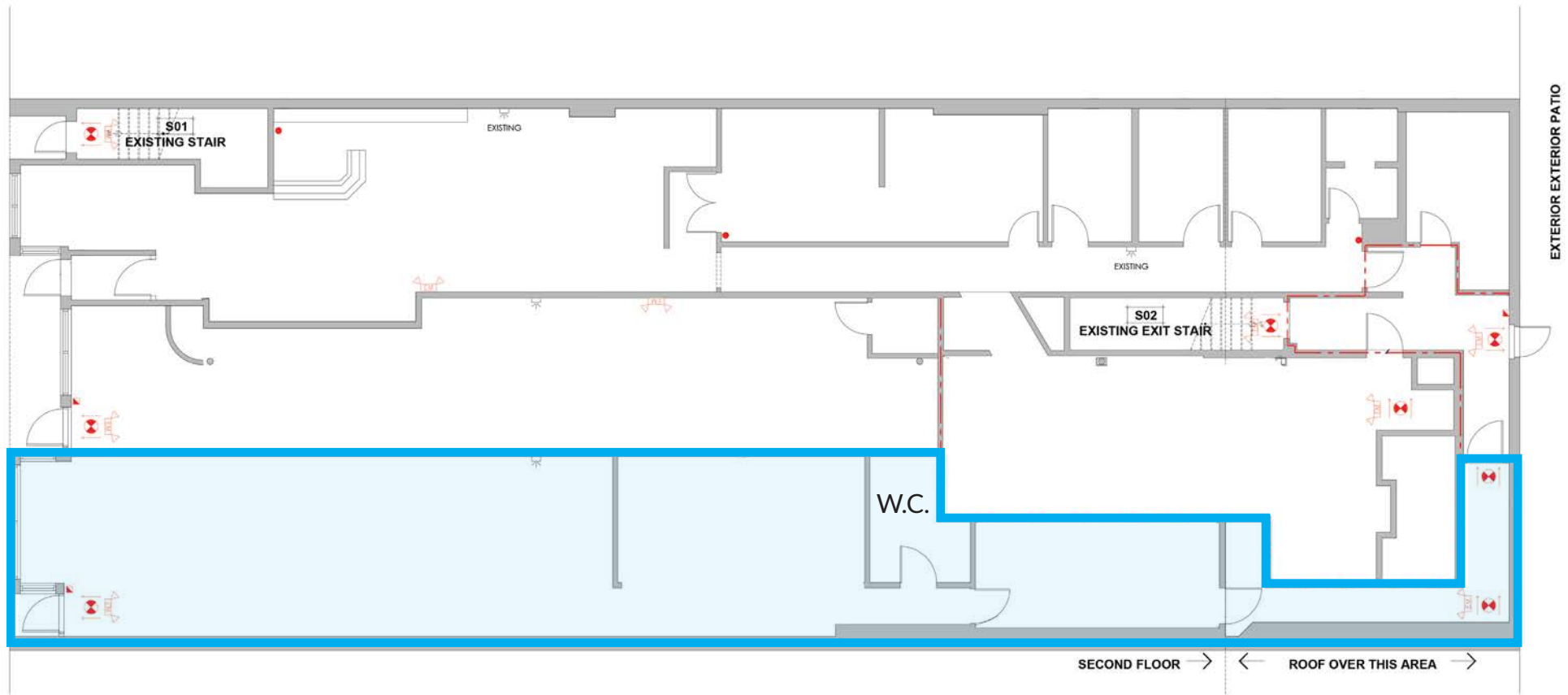


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FLOOR PLAN - UNIT C3

1,200 SF



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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- The Grizzly Grill
- Thai House Cuisine
- Copper Penny

GROCERY

- Metro
- Kingston Asian Super
- Bulk Barn

FITNESS & RECREATION

- Queen Street Fitness
- Artillery Park Aquatic Centre
- SPINCO Kingston

SCHOOLS

- Queen's University
- Sydenham Public School
- Regiopolis High School
- Central Public School

DOWNTOWN KINGSTON

Kingston has a vibrant downtown that is the cultural and entertainment hub of the region. There are over 100 unique restaurants, many specialty gift and fashion boutiques, art galleries, and more. Kingston has a thriving tourism industry, especially in the summer. The beautiful waterfront, well maintained parks, prominent entertainment venues, and historic limestone buildings make it a top choice for visitors from near and afar.



WALKER'S PARADISE
Daily errands do not require a car.



GOOD TRANSIT
Many nearby public transportation options.



VERY BIKEABLE
Biking is convenient for most trips.

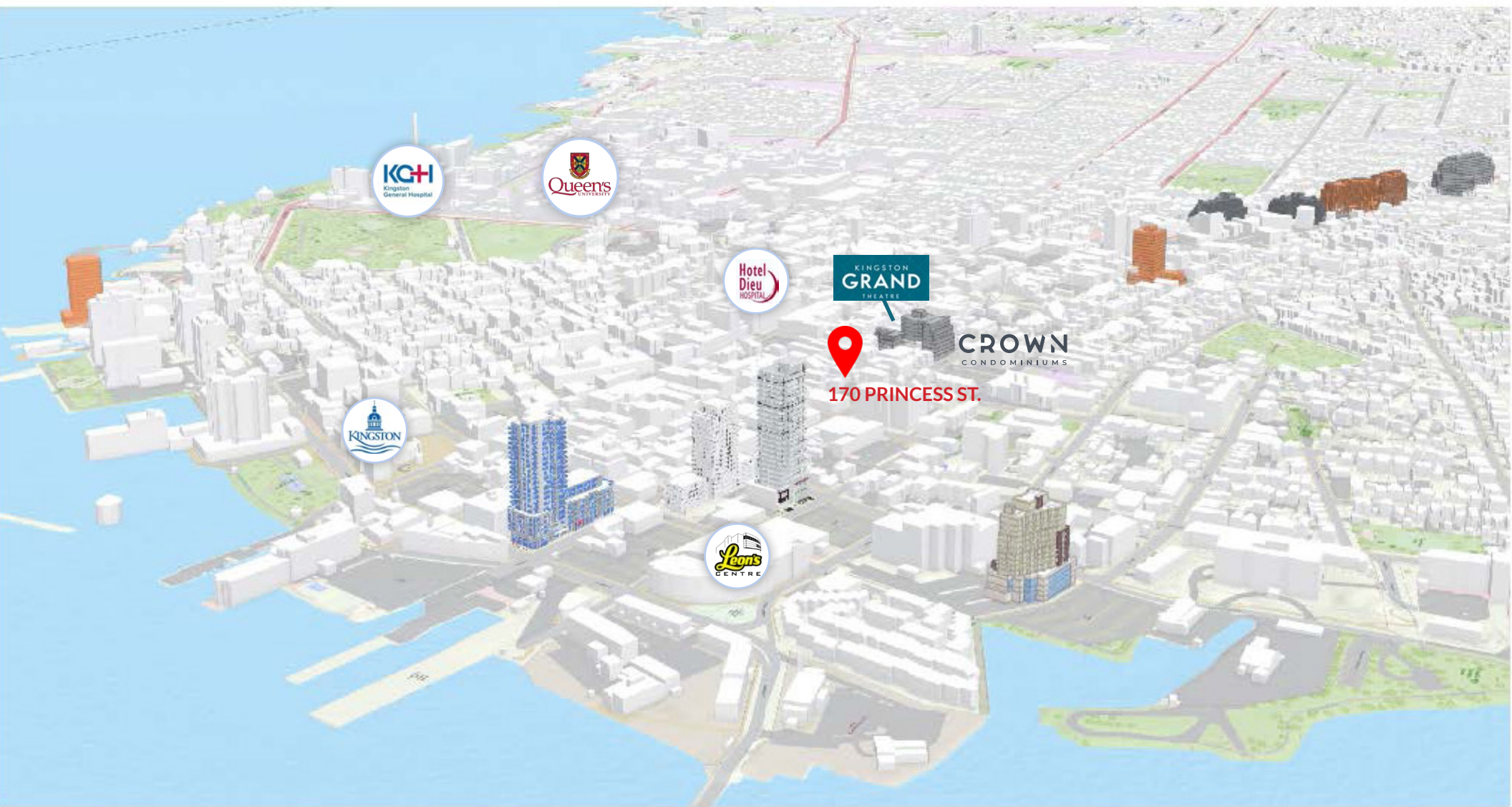


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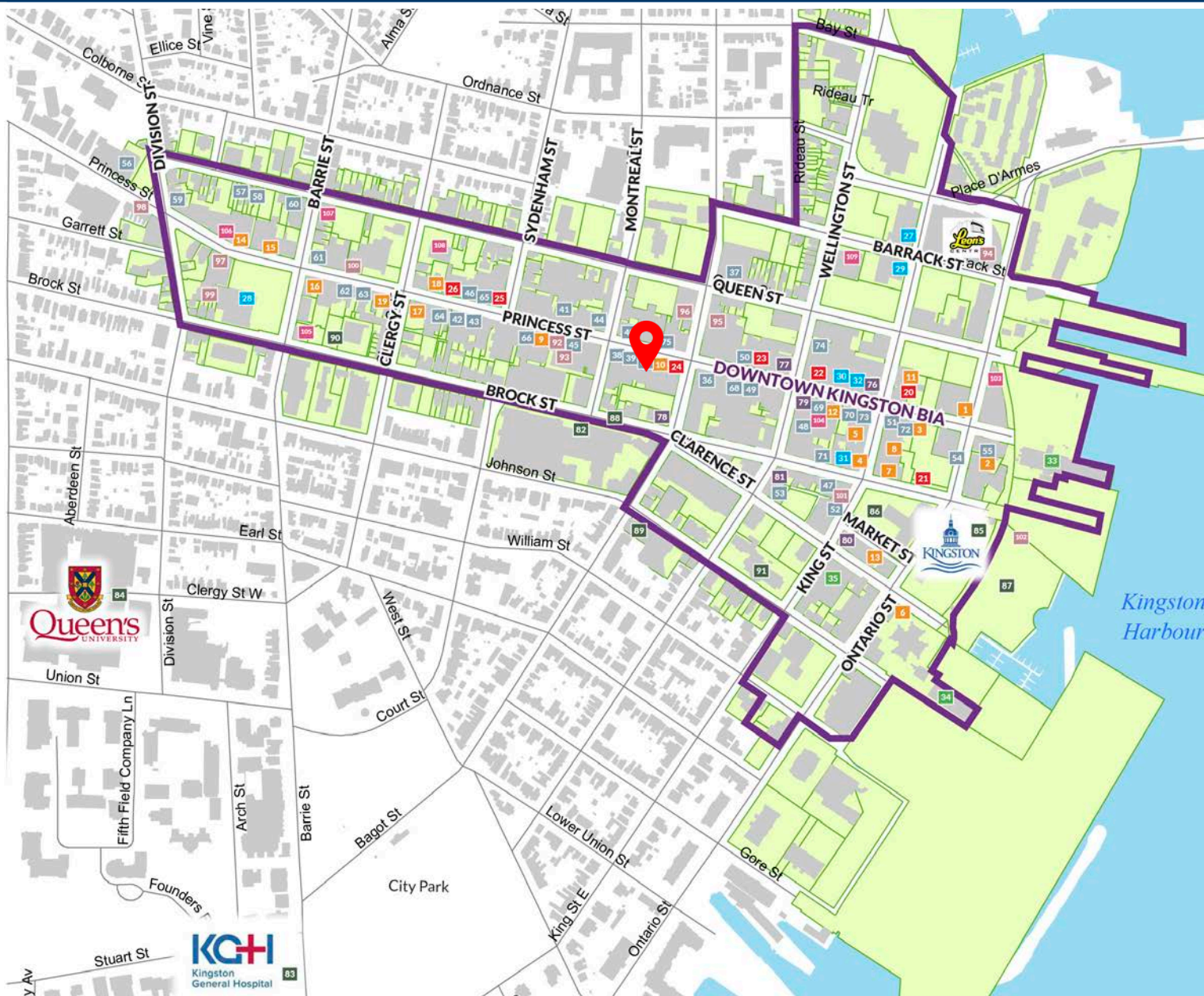
NEW DEVELOPMENTS & CONSTRUCTION

There are a number of new developments and redevelopments slated for Downtown Kingston in the near future. It has been determined that the downtown core can evolve with large scale intensification projects without impacting the important cultural heritage resources it holds.

These developments bring new housing and diversify commercial, employment and recreation options. This will help further Kingston's goals of sustainability and climate action, by bringing more population to the areas that don't require cars to get to places of work and play.

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170 PRINCESS STREET KINGSTON



MAP OF KINGSTON

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

DINING

- 1 Lonestar Texas Grill
- 2 Milestones
- 3 Pan Chanco
- 4 Jack Astor's
- 5 Black Dog Tavern
- 6 Diane's Fish House
- 7 Olivea
- 8 Tango
- 9 Copper Penny
- 10 Grecos
- 11 Red House
- 12 Toucan
- 13 Tir Nan Og
- 14 The Grizzly Grill
- 15 Tommy's
- 16 Pizza Studio
- 17 The WORKS Craft Burgers
- 18 McDonalds
- 19 Tim Hortons

CAFE/BAKERY

- 20 Coffee & Company
- 21 Sippis
- 22 Starbucks
- 23 Card's Bakery
- 24 Crave Coffee & Bakery
- 25 Balzac's
- 26 Northside Espresso

GROCERY

- 27 Food Basics
- 28 Metro
- 29 LCBO
- 30 Tara's Natural Foods
- 31 Cooke's Fine Foods
- 32 General Brock's Commissary

HOTELS

- 33 Holiday Inn
- 34 Delta Waterfront by Marriott
- 35 4 Points by Sheraton

RETAIL

- 36 Shoppers Drug Mart
- 37 Staples
- 38 Dollarama
- 39 Dollar Tree
- 40 The Rocking Horse
- 41 Roots
- 42 Lululemon
- 43 Trailhead
- 44 Urban Outfitters
- 45 Heel Boy
- 46 The Running Room
- 47 Runner's Choice
- 48 Becker Shoes
- 49 Hatley Boutique
- 50 Cloth
- 51 Roundstone
- 52 Gracie's Clothing
- 53 Happy Thoughts
- 54 Waterfront Gifts
- 55 Chris James

RETAIL

- 56 Shoppers Drug Mart
- 57 Bridal Creations
- 58 Murano's Formalwear
- 59 The UPS Store
- 60 Frontenac Cycle
- 61 Phase 2 Clothing
- 62 Canada Computers
- 63 What'll I Wear
- 64 Art Noise
- 65 Agent 99
- 66 Midori Gifts
- 67 I Mode
- 68 Send in the Clowns
- 69 Minotaur
- 70 Modern Primitive
- 71 House of Angels
- 72 Fancy That
- 73 A-One Clothing
- 74 Martello Alley
- 75 Overstocks

FINANCIAL

- 76 Royal Bank
- 77 Scotiabank
- 78 CIBC
- 79 TD Bank
- 80 Bank of Montreal
- 81 Wellington Foreign Exchange

INSTITUTIONS

- 82 Hotel Dieu
- 83 Kingston General Hospital
- 84 Queen's University
- 85 Kingston City Hall
- 86 Springer Market Square
- 87 Confederation Basin
- 88 Kingston Transit Hub
- 89 Kingston Frontenac Public Library
- 90 St. Mary's Cathedral
- 91 St. George's Anglican Cathedral

ENTERTAINMENT

- 92 The Grand Theatre
- 93 The Screening Room
- 94 The Leon's Centre
- 95 Improbable Escapes
- 96 Sherlock's Escapes
- 97 Stages Night Club
- 98 Trinity Social
- 99 The Spot
- 100 Barcadia
- 101 Studio 22 Gallery
- 102 1000 Islands Cruises

FITNESS

- 103 Pole Fitness Kingston
- 104 Salti Yoga
- 105 Symphony Spa & Yoga
- 106 Samatva Yoga
- 107 Studio 330
- 108 Queen Street CrossFit
- 109 Goodlife Fitness