

# OFFICE / RETAIL SPACE

FOR  
LEASE

## 714-A FRONT ROAD KINGSTON



<b>LEASE RATE</b>	\$9.00 PSF NET
<b>AVAILABLE SPACE</b>	1,200 SF (890 SF Main Floor + 310 SF Mezzanine)
<b>ADDITIONAL RENT</b>	\$4.75 PSF (2022 estimate)
<b>MONTHLY RENT</b>	Approx. \$1,375 + HST, electric and gas
<b>PARKING</b>	Ample parking in common on site
<b>SIGNAGE</b>	Signage on the building and pylon sign
<b>UTILITIES</b>	Gas + Hydro paid directly by Tenant, plus proportionate share of water & sewer.

### C2 ZONING PERMITTED USES

*A wide variety of commercial uses are permitted.*

- offices
- commercial clubs/schools
- day care or nursery
- restaurants
- financial institutions
- retail stores
- clinics
- veterinary clinics

### BUILDING

- Prominent unit within the Reddendale Plaza.
- Ample parking on site.

### LOCATION

- Located across the street from the Centre 70 Arena.
- Access to property includes a signalized intersection and 3 local transit stops.
- Reddendale is an established community along the waterfront that is home to both young families and retirees. The area boasts many parks and is well positioned to access both the downtown and west end of Kingston.



**Rogers  
& Trainor**

Commercial Realty Inc.  
Brokerage

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

**ALEX ADAMS**

Sales Representative

✉ [aadams@rtcr.com](mailto:aadams@rtcr.com)

📞 613-531-2539

📞 613-384-1997 ext. 15

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

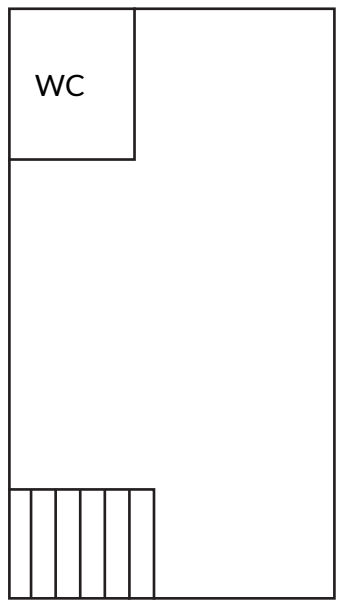
*All information provided is deemed reliable but is not guaranteed and should be independently verified.*

**FOR LEASE**

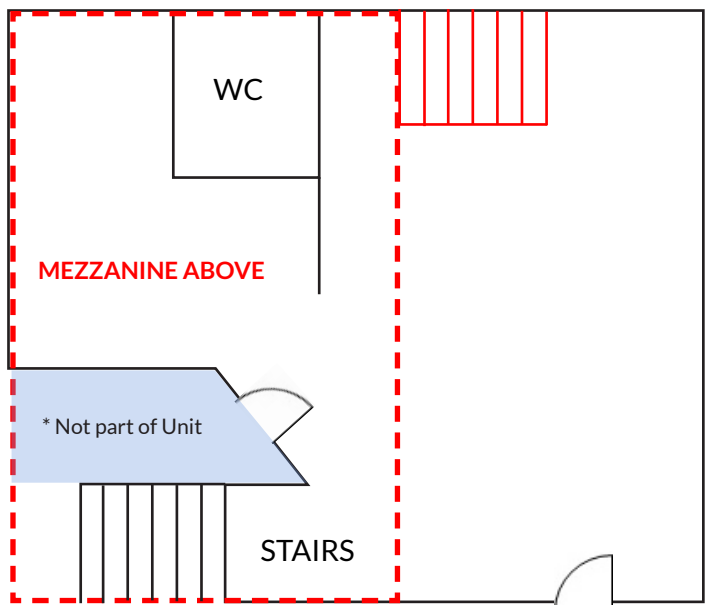
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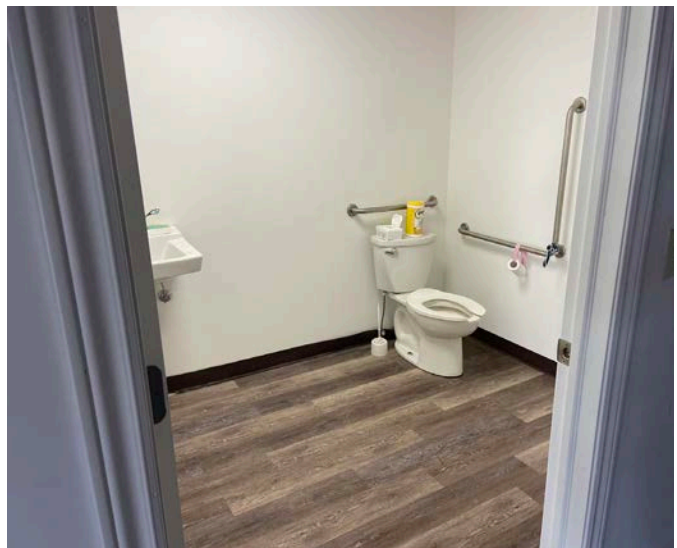
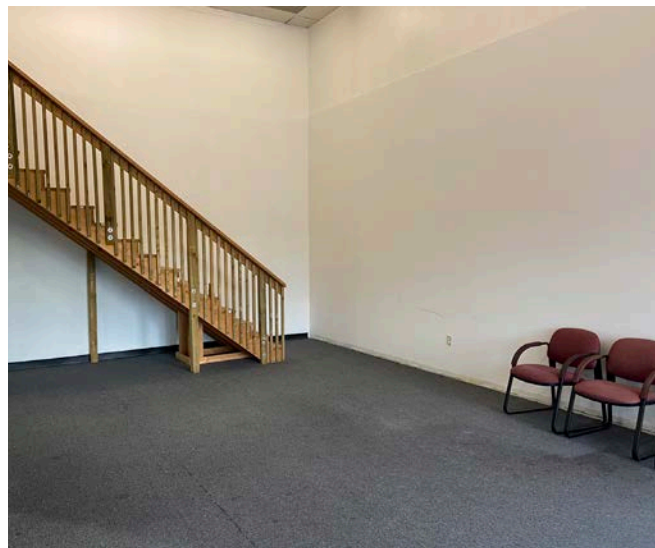
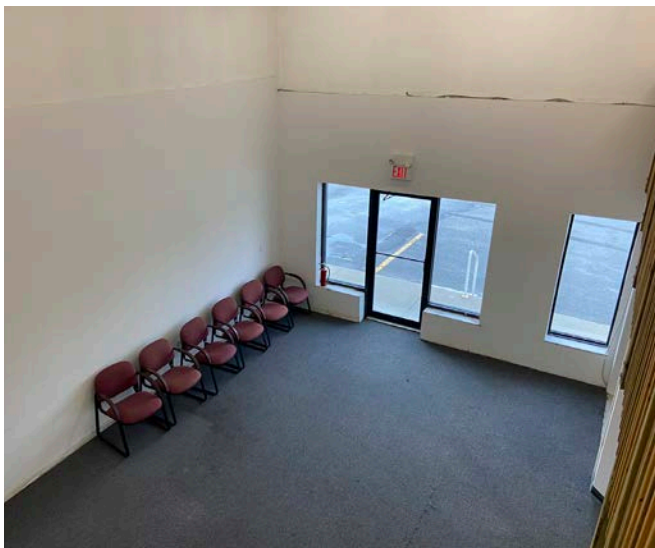
## FLOOR PLANS



**MEZZANINE**

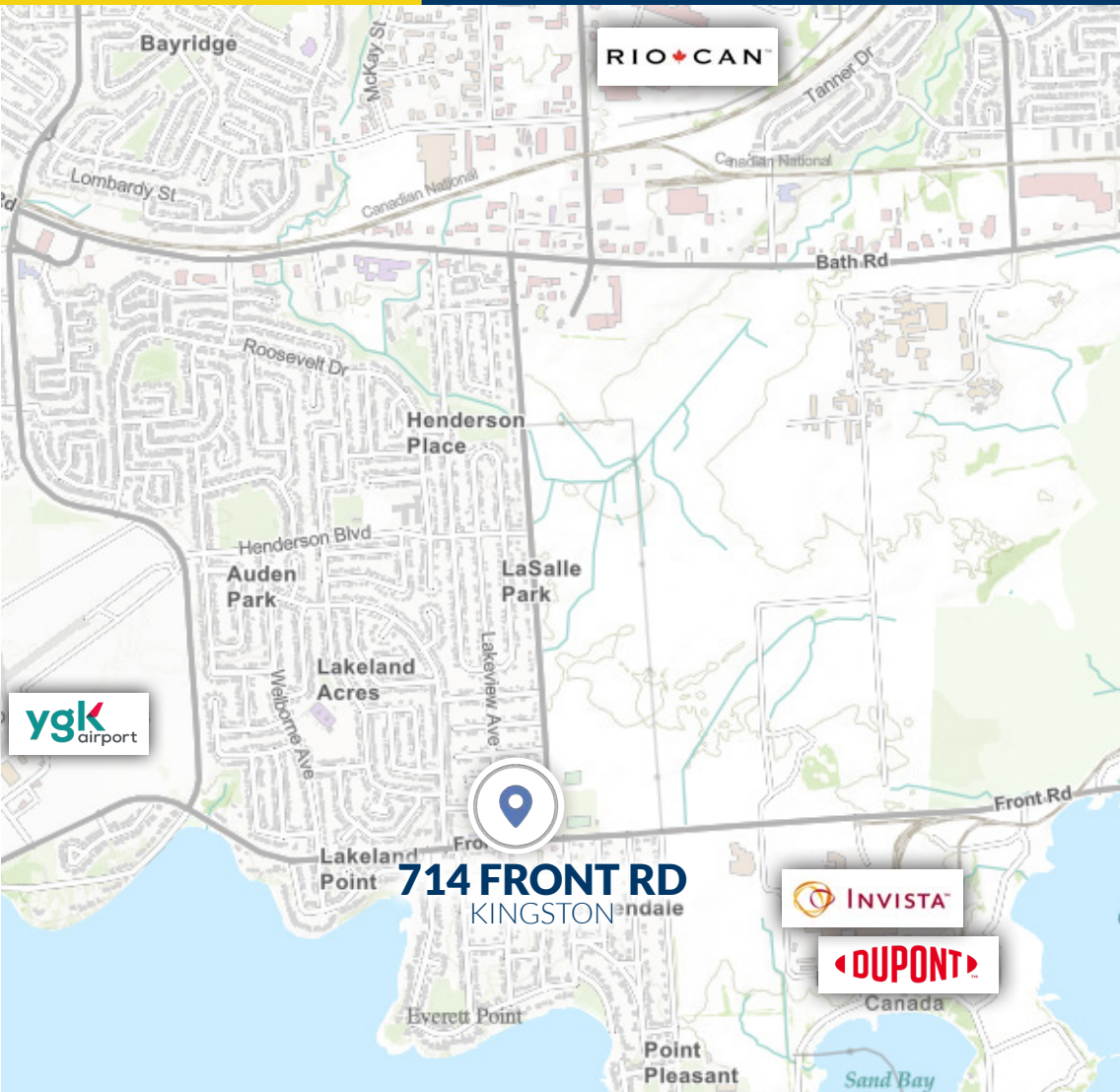


**GROUND FLOOR**



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## REDDENDALE PLAZA

Small retail plaza offering many amenities including a pharmacy, convenience store, hairdresser, automotive repair shop and more. The plaza is also home to one of Kingston's favourite pizza places: Mamma Mia Pizzeria!

- Sydenham Sweet Bakery
- Days on Front Restaurant
- Mamma Mia Pizzeria
- Kingston Chiropractic & Rehabilitation
- Very Shari
- Lakeshore Animal Hospital
- Snip & Clip Hairstyling
- Desjardins Insurance
- Trek Bicycles
- Keystone Bridge Management Corp.
- Reddendale Pharmacy
- Cherish Monuments & Urns
- Quik Chek Convenience

## NEIGHBOURHOOD HIGHLIGHTS

- Well positioned commute area connecting the West End to the Downtown.
- A waterfront community that is home to both young families and retirees.
- The area boasts many parks and schools.
- Newly revamped YGK Airport is just a few minutes away.
- The Reddendale Plaza is anchored by one of Kingston's top rated fine dining restaurants, Days on Front. Contemporary Canadian Cuisine with an established reputation for dining excellence.
- Property is directly across from Centre 70 Arena and Curling Club.



## TRAFFIC COUNTS

City of Kingston 2018  
DAYS ROAD AT FRONT ROAD

**17,757** EAST BOUND    **10,981** WEST BOUND    **10,344** NORTH BOUND

