

# FOR LEASE

1052 Gardiners Road, Kingston, ON  
\$12.00 PSF NET | 1,200 SF | OFFICE

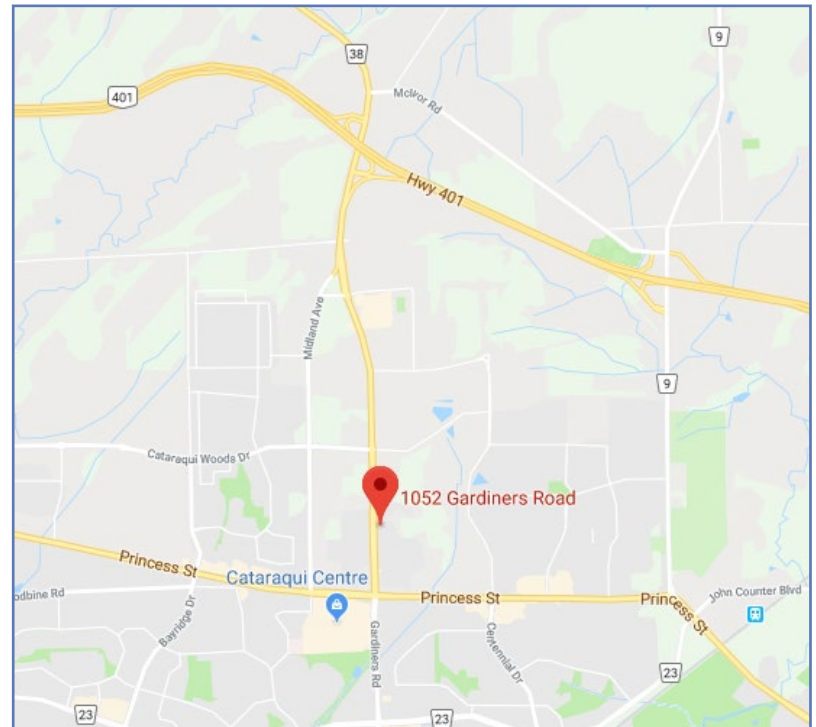


## PRIME OFFICE LOCATION

<b>Lease Rate:</b>	\$12.00 PSF NET
<b>Total Rent:</b>	\$2,000.00 + utilities + HST
<b>Additional Rent:</b>	\$8.00 PSF (2024)
• <b>Insurance:</b>	\$128.67 /mth
• <b>Realty Taxes:</b>	\$472.50 /mth
• <b>Condo Fees:</b>	\$200.00 /mth (includes water metre)
<b>Zoning:</b>	M6-1
<b>Parking:</b>	Ample parking on site, 2 Designated
<b>Heating:</b>	HVAC, Furnace, Natural Gas
<b>Ceiling Height:</b>	8-10 FT
<b>Utilities:</b>	Natural gas and electricity is established directly in the name of the Tenant for billing.
<b>Available:</b>	March 1, 2025

## PROPERTY FEATURES

- Excellent location fronting Gardiners Road across from Lowes and Canadian Tire superstores.
- Zoning offers many uses for this 1,200 SF condo.
- 544 SF warehouse with loading door.
- Reception area and upper level office space.
- Recent upgrades include roof, lighting, laminate flooring and new HVAC system.



### Providing Solutions

Paul Chapman  
Sales Representative  
613-583-3008  
pchapman@rtcr.com

20 Gore Street, Suite 102  
Kingston, Ontario K7L 2L1  
613-384-1997  
[www.rtcr.com](http://www.rtcr.com)

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

**Rogers  
& Trainor**

Commercial Realty Inc.  
Brokerage

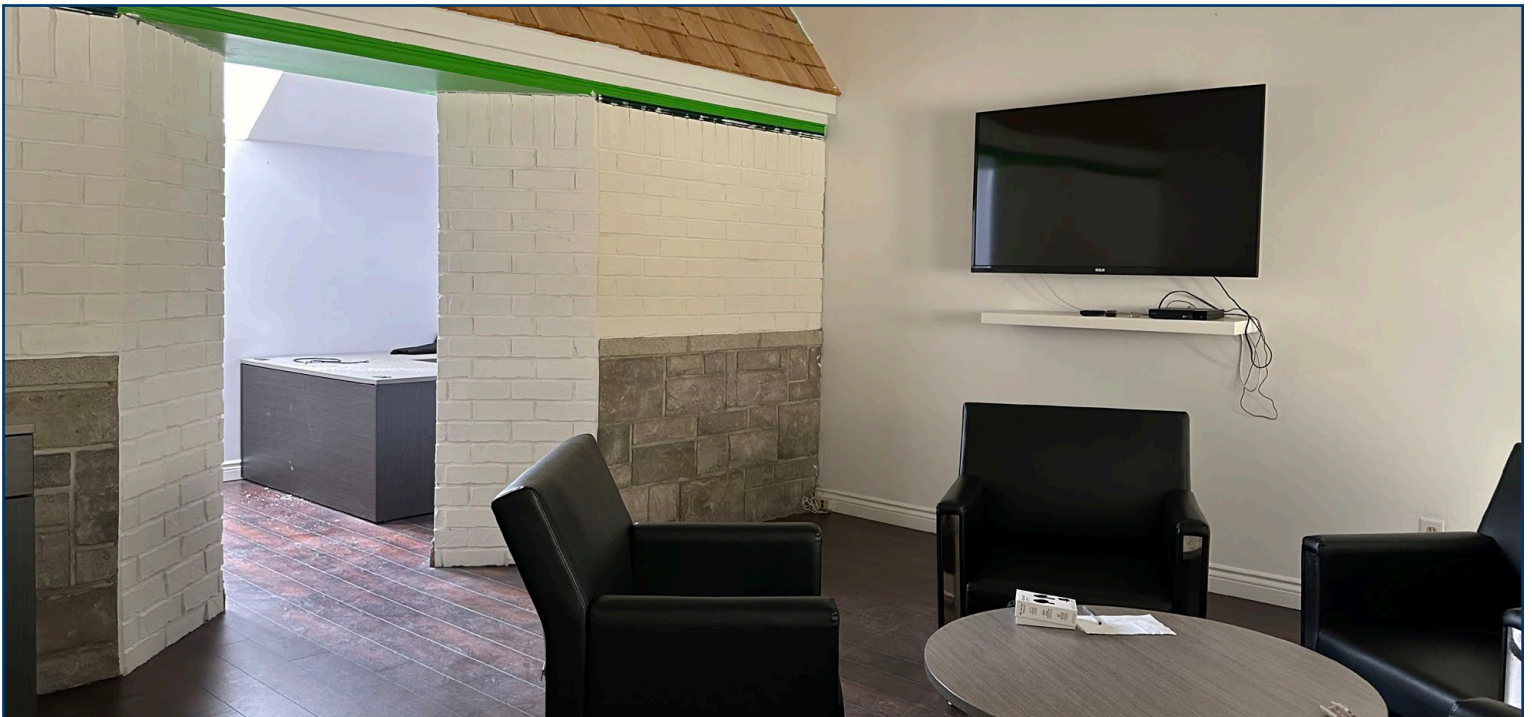
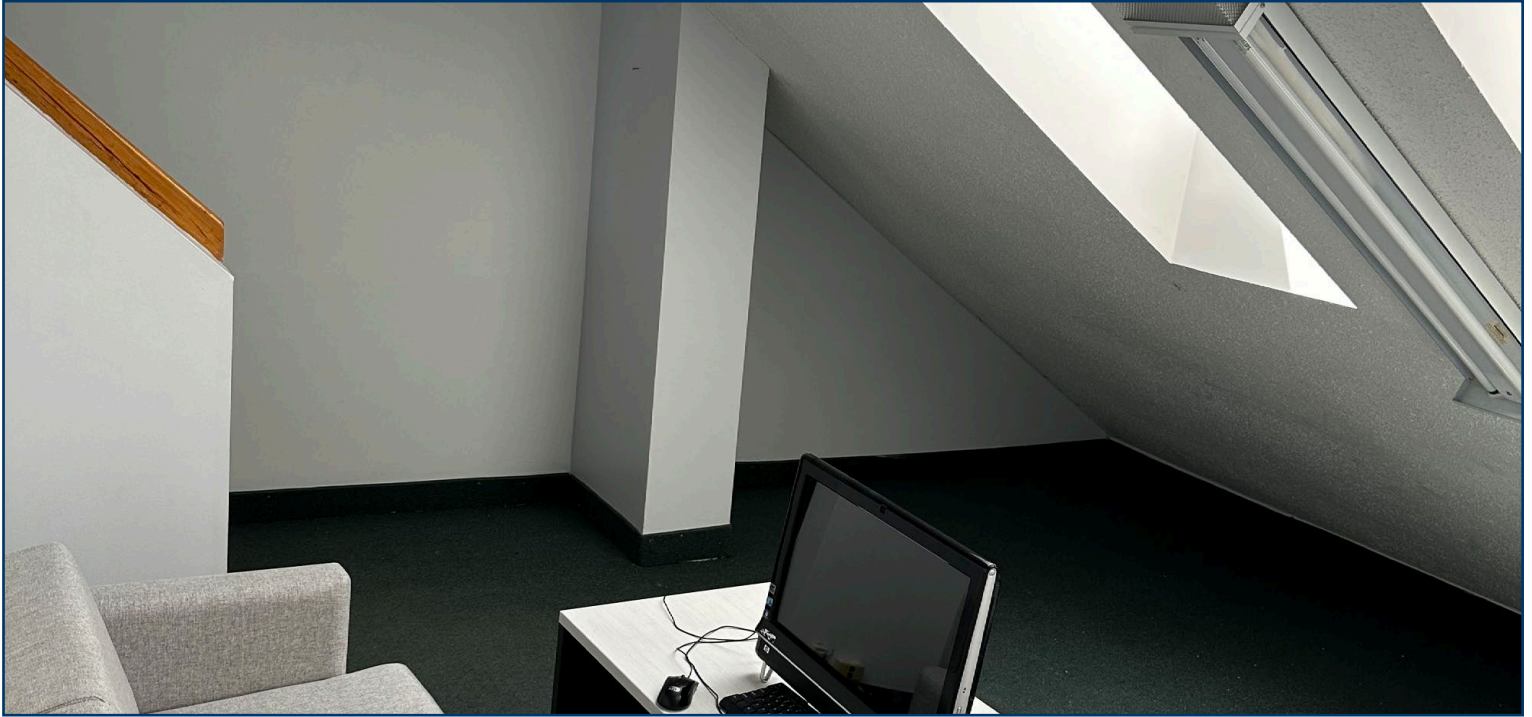


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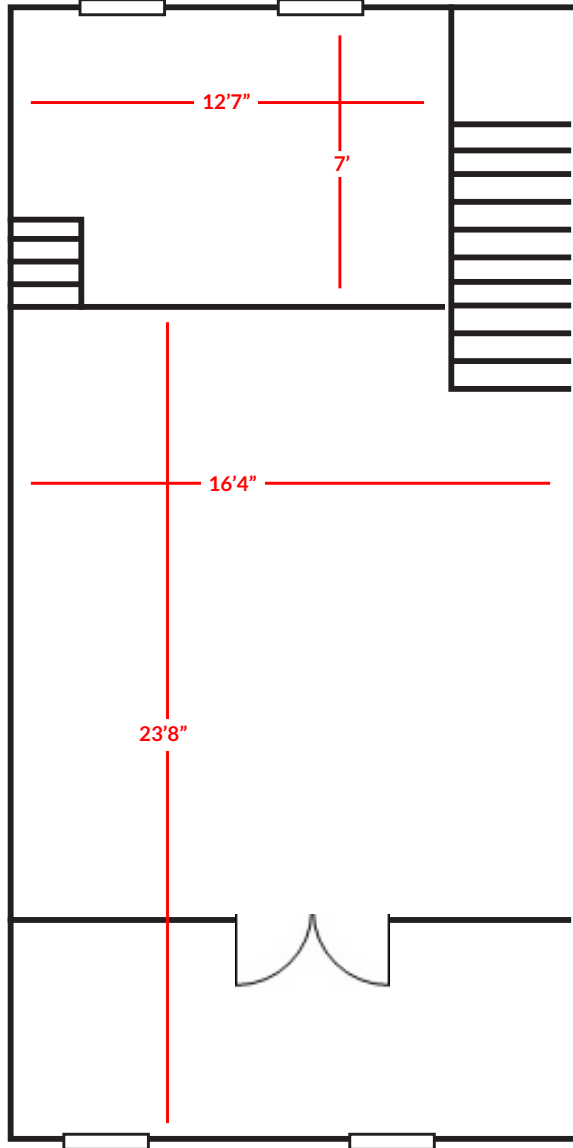
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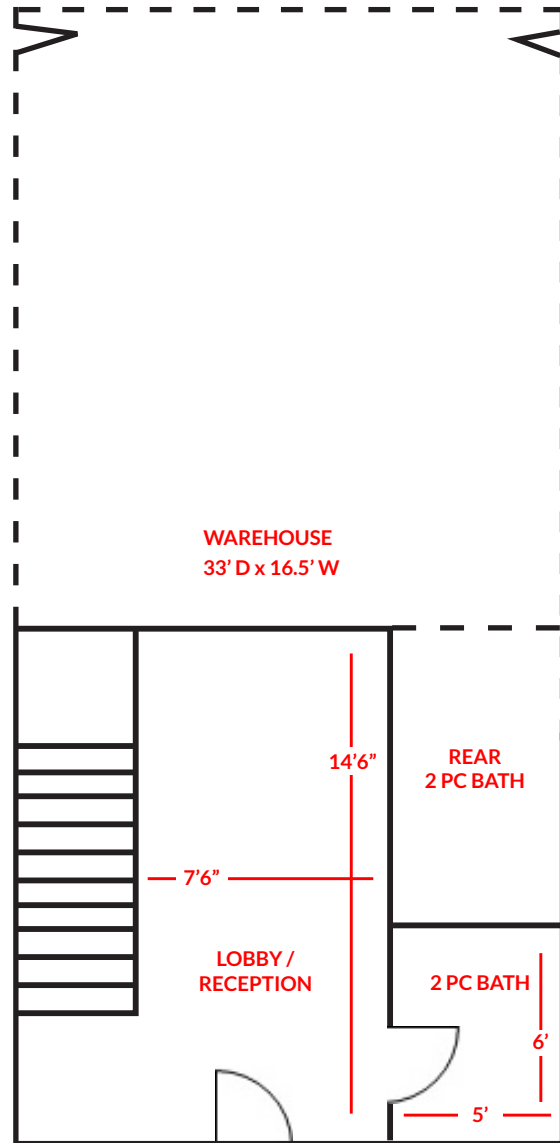
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## SECOND FLOOR - 474 sf

FRONT SPACE  
MAIN ROOM



## GROUND FLOOR - 800 sf

LOBBY/RECEPTION  
FRONT 2PC WASHROOM  
WAREHOUSE  
REAR 2PC WASHROOM

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