

**For Lease**  
**1708-1718 Bath Rd, Unit 4**  
**Kingston, ON**

**Peter Kostogiannis**

Broker of Record/President  
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**Sidney Kostogiannis**

Salesperson  
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**Property Details**

<b>Available Space</b>	± 1,216 sf
<b>Net Rent</b>	\$35.00 psf + HST
<b>Additional Rent</b>	\$13.00 psf + HST (est. 2024) including taxes
<b>Utilities</b>	Direct to Tenant
<b>Parking</b>	Ample on-site (approx. 90 spaces)
<b>Signage</b>	Pylon signage
<b>Access</b>	Entrance off both Days Road & Bath Road
<b>Zoning</b>	General Commercial (CG)
<b>Comments</b>	There is a \$25,000 leasehold improvement fee upon execution of lease agreement
<b>Disclosure</b>	The Listing Broker is the Property Manger of the subject Property.

**Summary**

The premises is improved as quick service restaurant including seating area, service counter, office, unisex washrooms, kitchen are and includes kitchen exhaust ventilation.

Situated on the north-west corner of Bath Road and Days Road in Kingston's fast growing west end, benefiting from a corner location at a signalized intersection.

On a major commercial arterial route, near the Gardiners Town Centre and RIOCAN Power Centre, the property has a significant residential neighbourhood to the north, south and west.

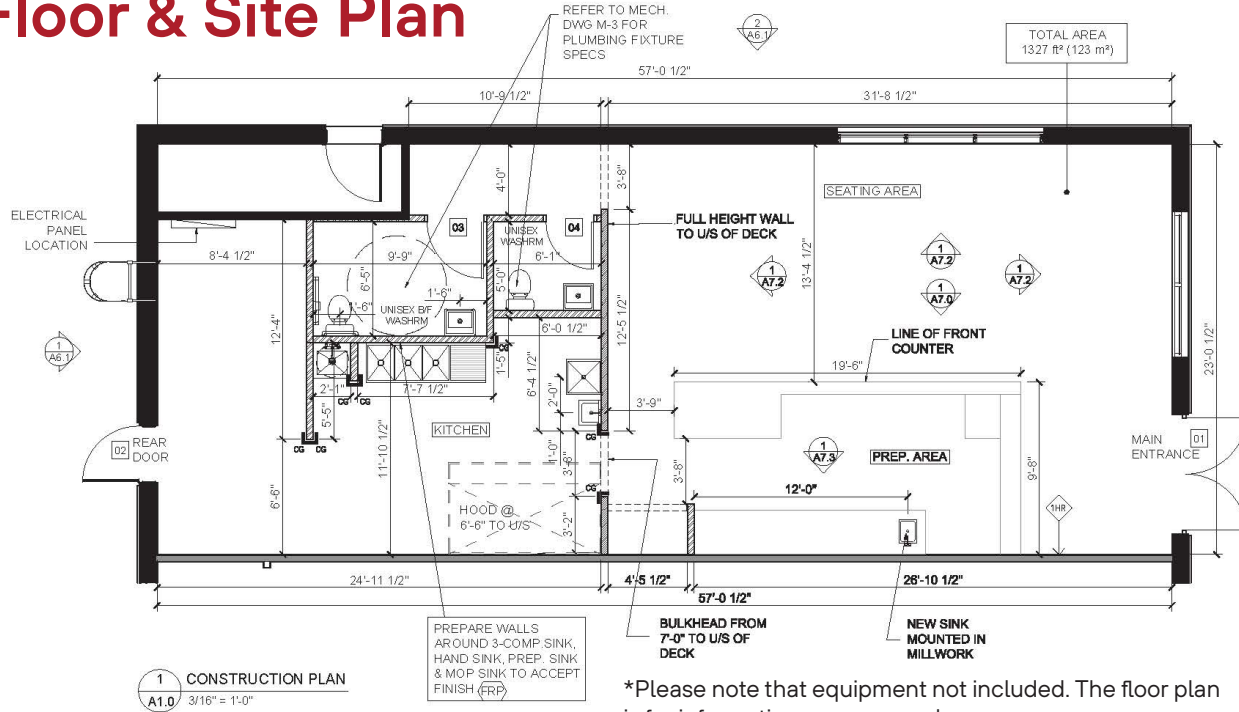


**Rockwell Commercial**  
**Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

[www.rockwellcre.com](http://www.rockwellcre.com)

# Floor & Site Plan



## Contact Information

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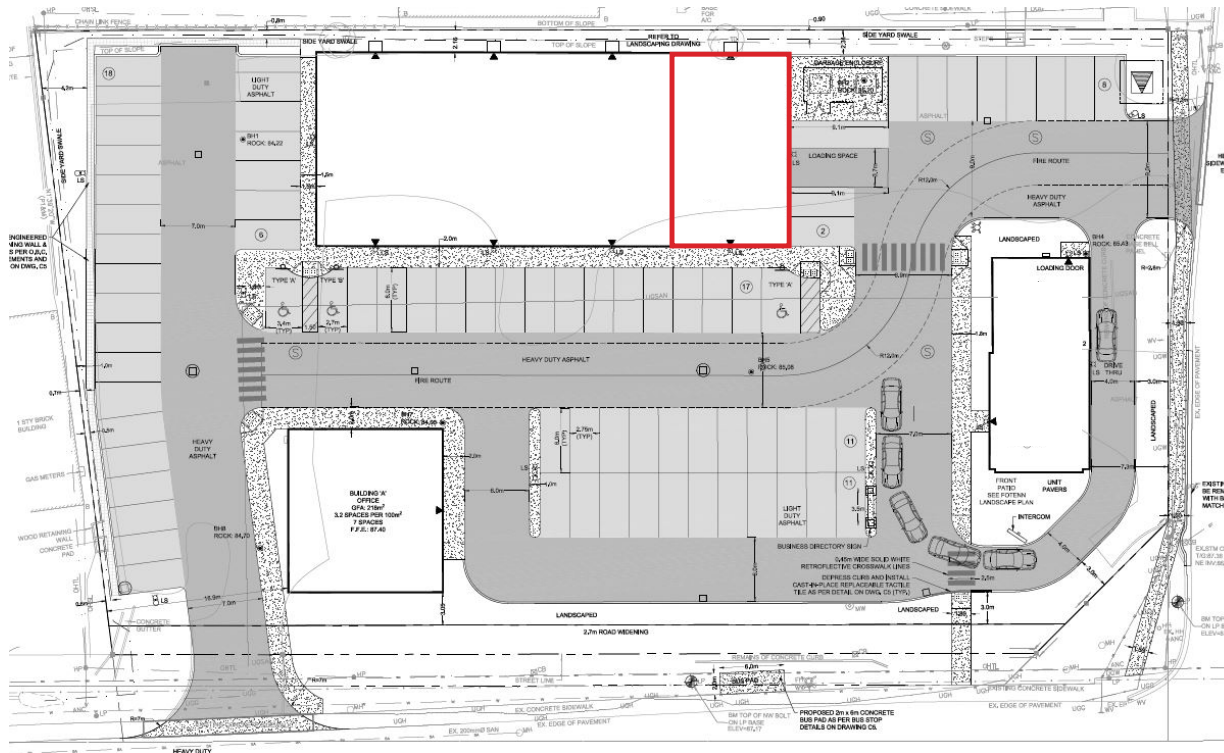
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