

For Lease 1748 Bath Rd, Kingston, ON

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Rockwell Commercial Real Estate, Brokerage 78 Brock St. Kingston, ON K7L 1R9 www.rockwellcre.com

Ground Floor Office/Clinic Space Opportunity



Property Details

Available Space	± 1,045 sf	
Gross Rent	\$2,750.00 per month (subject to 3% annual escalations)	
Utilities	Included	
Parking	Ample on-site in common	
Signage	Building signage	
Zoning	General Commercial (CG)	
Availability	November 1, 2024	

Space Description

Ground floor space currently configured as a dental office and includes a waiting room, one (1) barrier free washroom, one (1) private office and three (3) operatories.

Please see the existing floor plan on page 3.

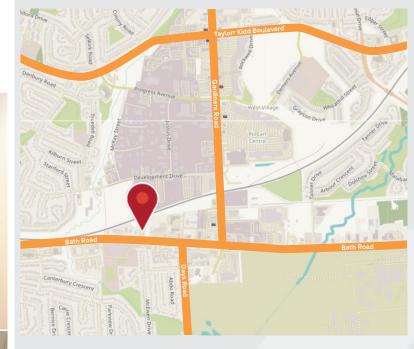
Location Overview

Conveninently located on the north side of Bath Road, a major commercial arterial route, and situated at the north approach of the McEwen Drive signalized intersection, providing vehicular access from both the east and west on Bath Road. Loacted near the Gardiners Town Centre and RIOCAN Power Centre, and significant residential neighbourhoods to the north, south and west.

Photo Gallery







A Traffic Counts Bath Road @ Days Road

North/South	21,430
East/West	55,424
AADT: 2023	

• Zoning

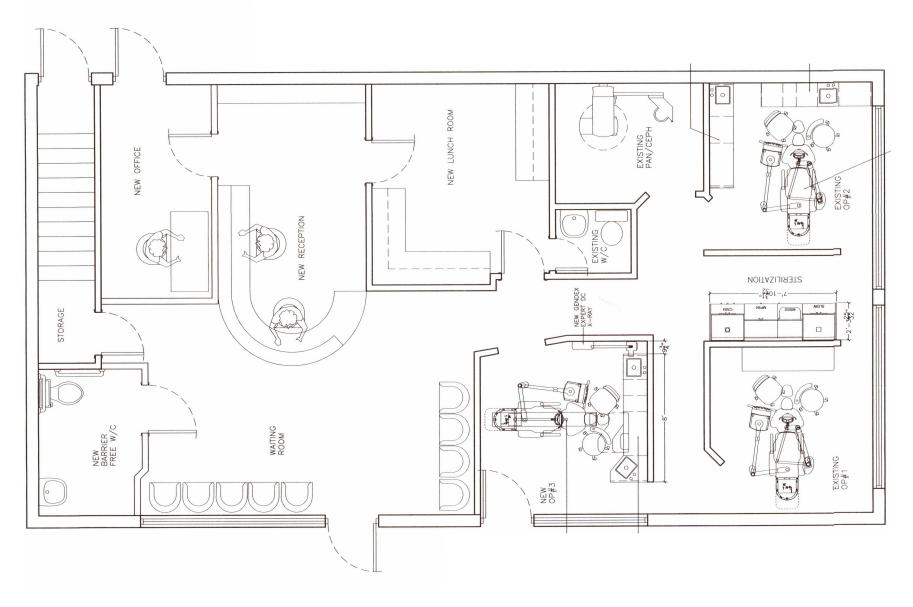
CG - General Commercial Zoning

(By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- Animal care
- Automobile sales
 establishment
- Community centre
- Day care centre²
- Financial institution
- Fitness centre
- Grocery store
- Institutional use
- Laundry store

- Office
- Personal service shop
- Recreation facility
- Repair shop
- Restaurant
- Retail store
- Special needs facility
- Training facility
- Wellnes facility

Floor Plan



BATH ROAD



Contact Information

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