


For Lease

1748 Bath Rd, Kingston, ON

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 **Rockwell Commercial
Real Estate, Brokerage**
78 Brock St. Kingston, ON K7L 1R9
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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

Location Overview

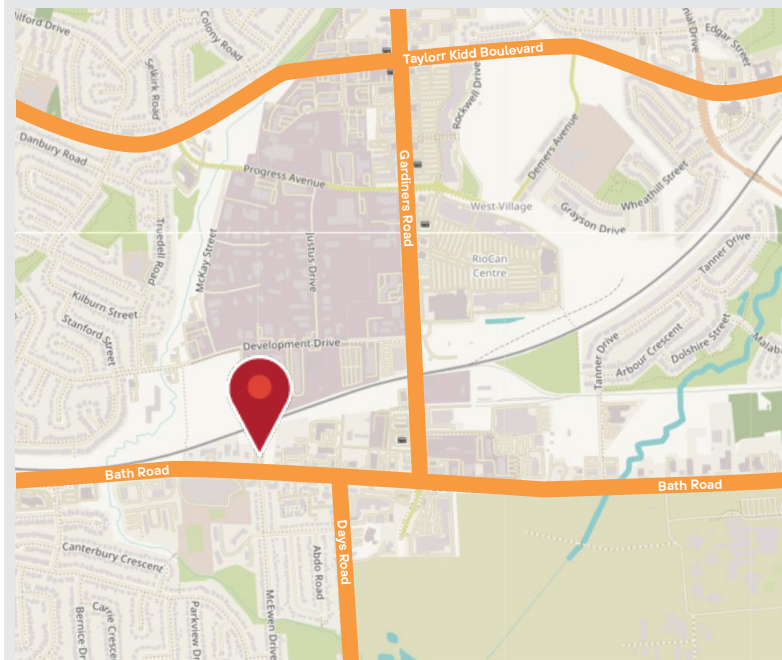
Conveniently located on the north side of Bath Road, a major commercial arterial route, and situated at the north approach of the McEwen Drive signalized intersection, providing vehicular access from both the east and west on Bath Road. Located near the Gardiners Town Centre and RIOCAN Power Centre,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

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.

Photo Gallery



Traffic Counts Bath Road @ Days Road

North/South **21,430**

East/West **55,424**

AADT: 2023

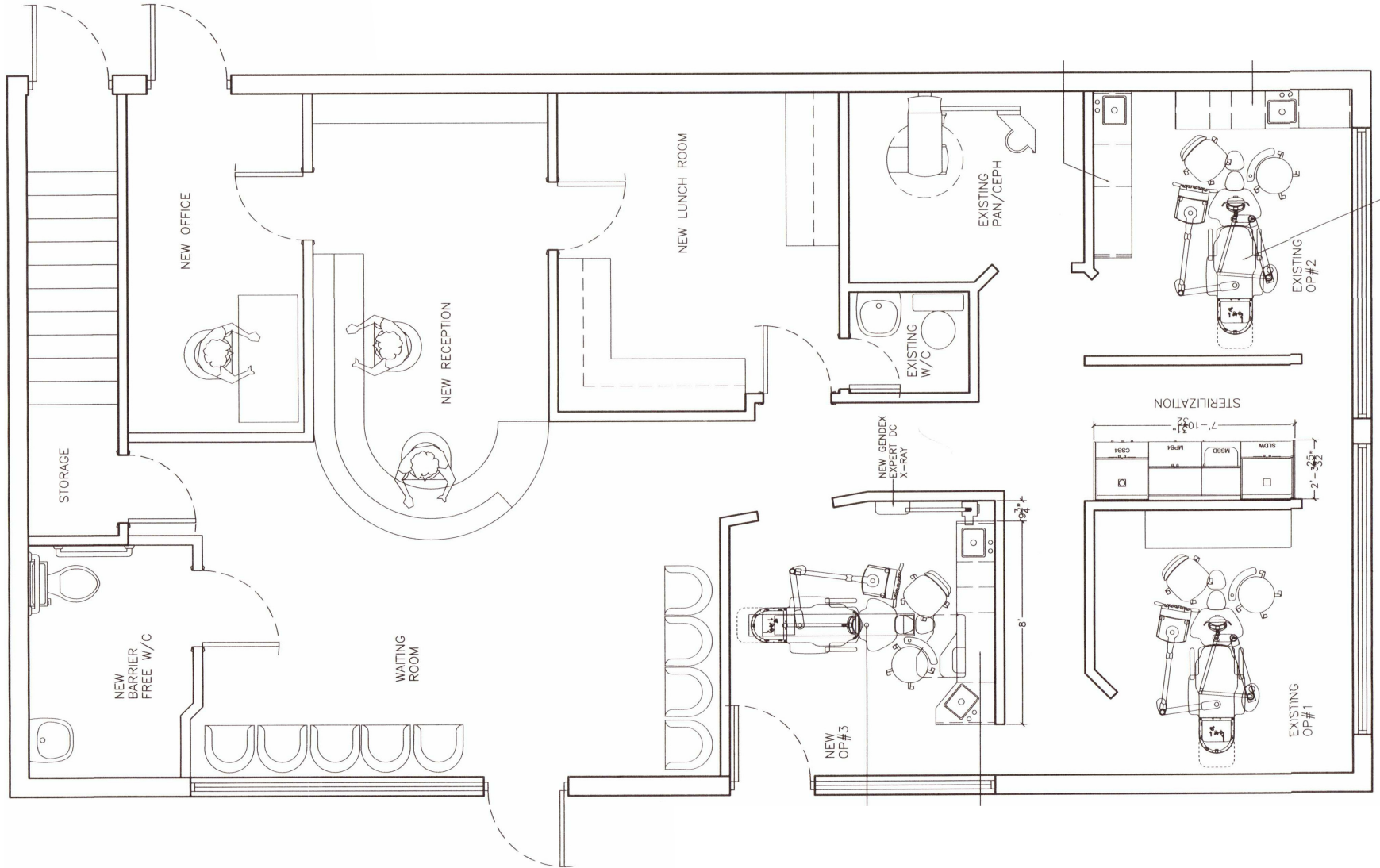
Zoning

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





Contact Information

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