

For Lease

574 Princess
Street, Suite 102,
Kingston, ON

Martin L. Skolnick
Broker/Vice President

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**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com



Property Details

Available Space	± 1,410 sf
Monthly Net Rent	\$2,937.50 + HST
Monthly Taxes/Cam	\$1,350.00 + HST includes, property taxes, operating costs (snow removal, landscaping, management, insurance, exterior utilities, exterior R & M and common garbage/recycling removal)
Landlord	King's Town Development Corporation
Utilities	Paid by tenant (water/sewer, gas, electricity, internet, phone)
Electrical Service	200 Amp Breaker panel, 3 phase, 120/208
HVAC	Gas fired 3 ton roof top HVAC unit with economizer
Parking	2 dedicated spaces included plus common visitor parking
Signage	Existing electrified fascia sign box and large common electrified pylon sign
Availability	August 1, 2024
Disclosure	Martin L. Skolnick is a licensed Realtor with Rockwell Commercial Real Estate Corp., Brokerage and a shareholder in King's Town Development Corporation.

Zoning

WM1 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- Office
- Restaurant
- Retail store
- Wellness clinic
- Fitness centre
- Grocery store
- Recreation facility
- Special need facility
- Personal service shop
- Laundry store

Highlights

- Building was completely renovated in 2007, including facades, storefronts, all new electrical, mechanical systems, new roof, new interior walls and new signage
- The Williamsville neighbourhood consists of a mix of retail, restaurants, offices and residential. Queen's University, downtown Kingston and the Student Entertainment Hub are within a short walking distance
- Multiple new residential developments recently built and some currently under construction
- Very visible location on a main arterial street – just west of the Princess and Division Street intersection, on the corner of Frontenac Street
- High traffic area on a major public transit route





AB
Off Campus student housing

Queens UNIVERSITY
1.4kms to Queen's University

800ms to Student Entertainment Hub

Area Demographics

33,696
Williamsville & Surrounding Area Population*

28,142
Queen's University Student Enrollment 2023

\$78,985
Williamsville & Surrounding Area Avg. Household Income*

46
Median Maintainer Age*

Nearby Recent Student Residential Developments

- | | | |
|--|--|---|
| 1. Geo Kingston
343 Units | 5. 168 Division St.
35 Units | 9. The Frontenac
71 Units |
| 2. Unity Point
204 Units | 6. 720 Princess St.
68 Units | 10. City Flats
24 Units |
| 3. Unity Place
195 Units | 7. 449 Princess St.
31 Units | 11. Crown Condos
182 Units |
| 4. Sage Living
325 Units | 8. Foundry Princess
144 Units | 12. 600 Princess St.
(under construction)
176 Units |

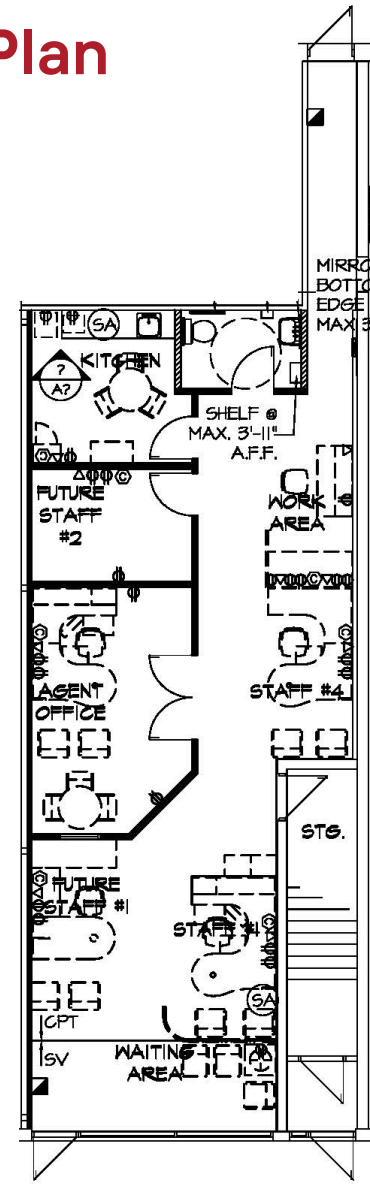


*Enviroics Analytics Community Profile: Kingston – Inner Harbour/Williamsville

Nearby Amenities



Floor Plan



Contact Information

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