

# For Lease

## 182 Wellington St Kingston, On

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Lake Ontario

Downtown Kingston Business Improvement Area

## Property Facts

Available Space	± 1,183 sf
Monthly Net Rent	\$2,661.75 + HST
Budgeted Annual Additional Rent (2024)	Property Taxes: \$8,098.20 (50% of commercial Tax Bill)
	Building Insurance: \$1,894.75 (25% of Building Insurance Premium)
* Tenant responsible for and pays for furnace/A/C repairs + maintenance, and snow removal directly	
Utilities	Paid by tenant
Parking	Municipal lot entrance beside store
Frontage	± 18' ft
Ceiling Height	± 11' ft
Availability	Immediate
Description	Retail area, kitchenette, two 2 piece washrooms, back office + storage, recently renovated

## Location

Located on the West side of Wellington Street in the heart of downtown Kingston, between Princess Street and Brock Street. A four storey limestone building with office and apartments above and a main floor streetfront retail component. The building is adjacent to a municipal parking lot. The area is dominated by streetfront retail, office, financial and medical uses.

## Zoning DT1

Allowing for a broad range of retail and other commercial uses.

WELLINGTON STREET

