



For Lease
308 Bagot St, Kingston, ON

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



Property Details

Available Space	± 1,205 sf on the ground floor
Monthly Base Rent	\$2,962.29
Monthly Additional Rent	\$922.83 (est. 2024) including utilities
Parking	Designated spaces available at an additional cost. Public parking located behind premises.
Zoning	DT1 (By-Law 2022-62)
Frontage	± 13 ft on Bagot Street
Available	Immediate

Highlights

- The building is located at the southwest corner of Bagot Street and Queen Street in the heart of downtown Kingston
- The space features a open concept retail/office area with one (1) private office and in-common washrooms
- Fantastic food, retail and service amenities all within walking distance
- One block away from Kingston Transit transfer point on Bagot Street

Zoning

Downtown Zone 1 (DT1)

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

- Animal care
- Building supply store
- Community centre
- Creativity centre
- Day care centre
- Department store
- Entertainment establishment
- Financial institution
- Fitness centre
- Grocery store
- Laundry store
- Office
- Personal service shop
- Repair shop
- Restaurant
- Retail store
- Wellness clinic





Neighbourhood Overview

Retail

1. Becker's Shoes
2. Bulk Barn
3. Circle K
4. Cook's Fine Foods
5. Dollar Tree
6. Dollarama
7. Food Basics
8. Hatley Boutique
9. LCBO
10. Lululemon
11. Metro
12. Roots
13. Runner's Choice
14. Running Room
15. Shoppers Drug Mart
16. Staples
17. The Grocery Basket
18. Trailhead
19. Urban Outfitters
20. Wine Rack

Personal Service

21. Cher-Mere Day Spa
22. Dental Care Kingston
23. James Brett Coiffure
24. Quarry Medical Pharmacy

Entertainment

25. "The Hub" Student Entertainment District
26. The Grand Theatre
27. The Screening Room

Food & Beverage

28. Balzac's
29. Freshii
30. Jack Astor's
31. Lone Star
32. McDonald's
33. Milestones
34. Quesada
35. Starbucks
36. The Keg
37. The Works

Demographics within 1.5 KM



Population
15,363



Total Households
8,240



Transit Score
60



Avg. Household Income
\$78,991



Pedestrian Score
100



Growth & Development

With the approved Homestead residential towers, Crown Condominium and other proposed mixed-use developments in the immediate area - there continues to be a significant increase of residents to the neighbourhood.

Homestead's 23-storey development, The Madeleine, located at 18 Queen St. is currently under construction and will include 153 residential apartments, over ± 30,000 of fully occupied office space plus ground floor commercial space.

Homestead's phase 2 development (19 storeys) will add an additional ± 200 residential apartments plus ground floor commercial space.

The Crown Condo's Development located on the same block, located at 223 Princess St. and is currently under construction and will include 182 residential condos and ground floor commercial space.

IN8's development newest proposed development at 64 Barrack St. is 25-storeys with a 3-storey podium and consists of a proposed ± 287 residential units and ground floor commercial space.

The development proposed at 279 Wellington St. consists of a 14-storey, 158 unit apartment building with 5 levels of structured parking.

Nearby Parking

Name	No Spots
Barrack Municipal Lot 63 Barrack St	141
Springer Memorial Lot 140 Queen St	61
Byron Lot 169 Queen St	74
Hanson Memorial Garage 105 Brock St	290
Chown Memorial Garage 197 Brock St	425
Ontario Brock Lot 230 Ontario St	115

Downtown Kingston

Where history & Innovation Thrive

Boasting its vibrant community, urban lifestyle and rich history, downtown Kingston offers a dynamic and unique environment. Set amongst Kingston's historic downtown skyline are more than 700 national and local storefronts, restaurants, and entertainment venues, offering extensive shopping, amenities, and experiences.

Benefit from 310 Bagot Street's close proximity to the Slush Puppie Place and Market Square, both of which host countless events attracting large and diverse groups of people to the downtown core.

Perched on the bank of Lake Ontario, the downtown core provides convenient and scenic natural recreations and open spaces enjoyed by locals, tourists and students throughout all seasons.



Floor Plan

BAGOT STREET



QUEEN STREET

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