

# For Lease

## 72 Princess St Kingston, ON

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Rockwell Commercial Real Estate, Brokerage

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## Property Facts

<b>Available Space</b>	± 340 sf plus rear patio area (basement storage available through floor hatch)
<b>Monthly Rent</b>	\$1,500.00 + HST
<b>Additional Rent Budgeted</b>	\$6,831.83 annually (includes property taxes and Insurance)
<b>Utilities</b>	Paid by tenant
<b>Electrical</b>	100 Amp service
<b>HVAC</b>	Gas fired forced air system with air conditioning
<b>Landlord</b>	G. Edward Lloyd
<b>Availability</b>	April 1, 2025
<b>Comments</b>	Very unique and charming boutique space in historic building with rear entrance and large patio area overlooking Chez Piggy and The Toucan patios.

## Location

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. The area is well-served by Kingston City transit and is easily accessible with its close proximity to Highway 401 and main arterial thoroughways. The Slush Puppie Place, Queen's University, St. Lawrence College, the Royal Military College, Hotel Dieu Hospital, Providence Care Hospital and Kingston General Hospital are located nearby.

## Zoning

**DT2 (By-Law Number 2022-62)** allows for a broad range of uses, including but not limited to:

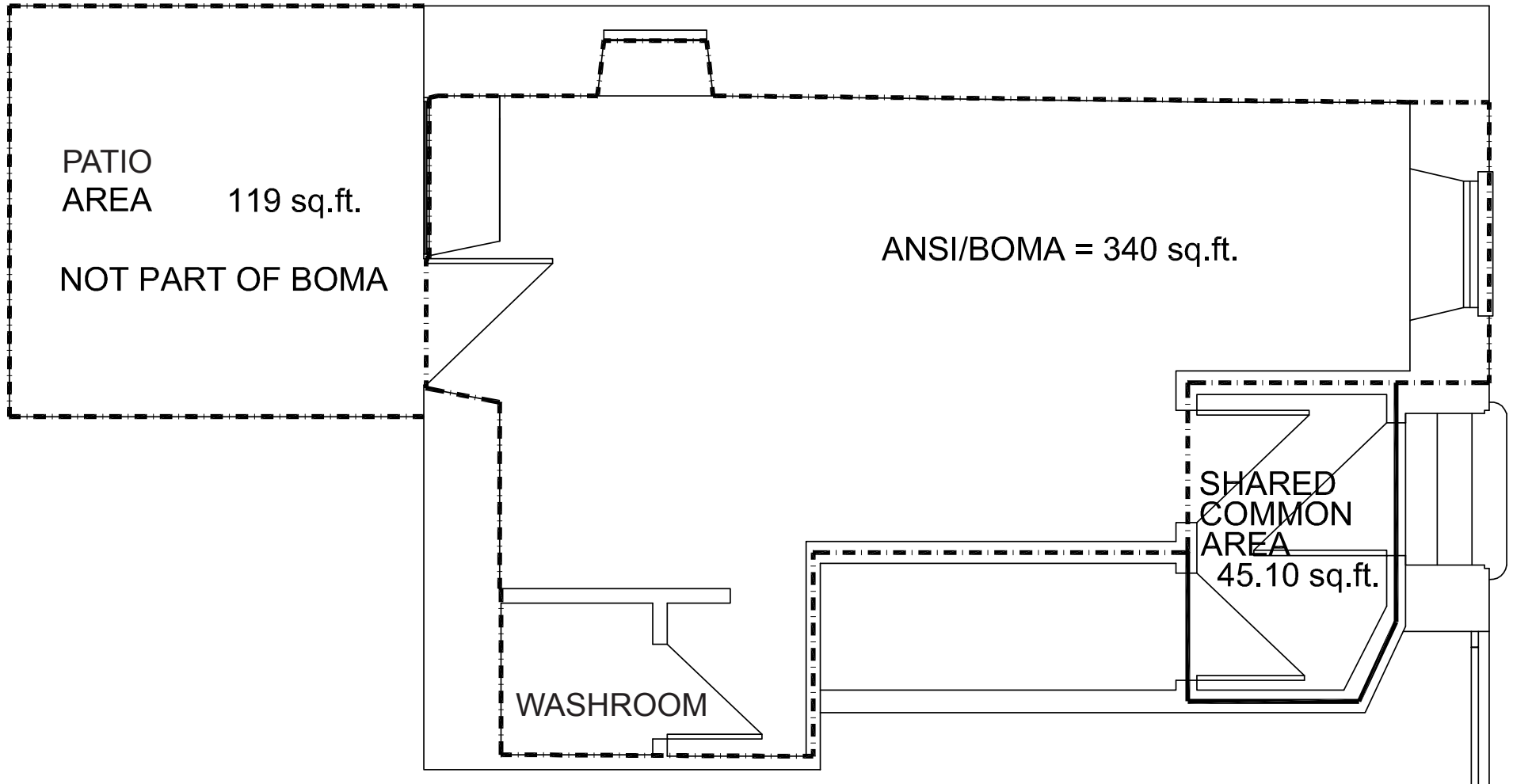
- Building supply store
- Community centre
- Creative centre
- Day care centre
- Entertainment establishment
- Fitness centre
- Grocery store
- Office
- Personal service shop
- Restaurant
- Retail store
- Wellness centre

## Pedestrian Traffic Count

Princess Street at King St East*		Princess Street at Wellington Street**	
N/S	E/W	N/S	E/W
<b>2,231</b>	<b>3,131</b>	<b>2,860</b>	<b>5,904</b>

\*Source: AADT 2017 | \*\*Source: AADT 2019

# Floor Plan



# Rockwell

COMMERCIAL

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