

For Lease 68 Brock Street, Kingston, ON

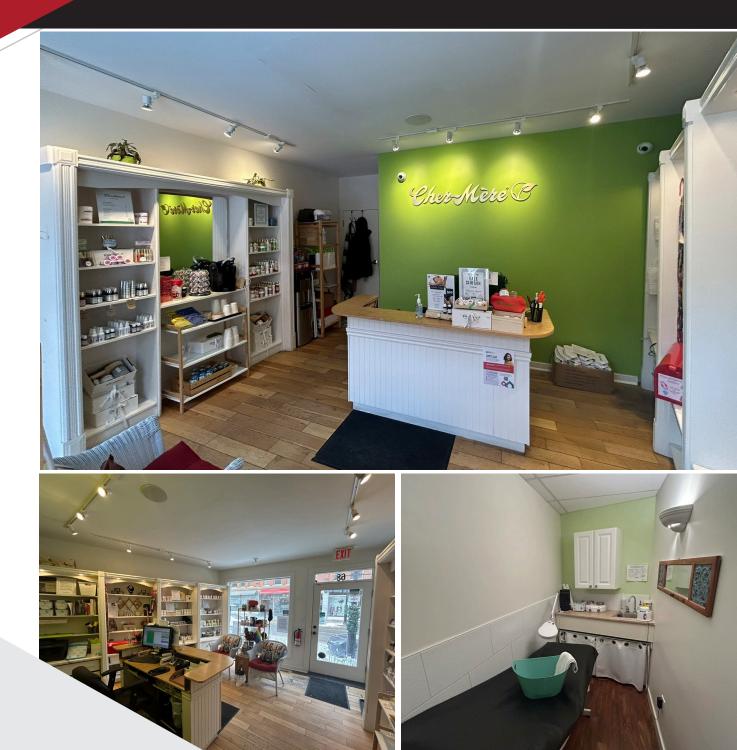
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Rockwell Commercial Real Estate, Brokerage 78 Brock St. Kingston, ON K7L 1R9 www.rockwellcre.com

Streetfront Retail/Spa Opportunity, Prime Downtown Location



Property Details

Available Space	± 1.077 sf
	2 ((0)) (0)
Monthly Net Rent	\$3,141.25 + HST (excludes realty taxes and operating costs)
Monthly Taxes/Cam	\$1,375.55 + HST (2024)
Utilities	Paid by tenant (water/sewer, gas, electricity, internet, phone, snow removal)
Electrical Service	200 Amp / 240 Volt (to be verified)
HVAC	Gas forced air (one unit per floor)
	Air-conditioned
Parking	Two (2) parking spaces at rear, multiple municipal lots nearby and surrounded by ample street parking
Availability	August 1, 2025

Comments

- **Ground Floor Features** Two (2) treatment rooms, reception area, kitchenette, a rear exit to a small patio and the parking spaces.
- Second Floor Features Six (6) treatment rooms, a two piece washroom, windows at rear facing southwest towards St. Georges Cathedral and windows facing north overlooking Brock Street.
- Full Basement ideal for storage

& Location

- Located between King Street East and Wellington Street
- Only 80 metres to Kingston's historic Springer Market Square and City Hall
- Surrounded by boutique retail, restaurants, pubs, hotels, B&B's and amenities. Just a minutes walk to Confederation Park, Lake Ontario waterfront and Hotel Dieu Hospital
- · A popular street for shopping for both tourists, residents and students

O Zoning

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

- Office
- Restaurant
- Retail store
- Wellness clinic

- Grocery store
- Creative centre
- Personal service shop





Neighbourhood Overview

Retail

- 1. Becker's Shoes
- 2. Bulk Barn
- 3. Circle K
- 4. Cook's Fine Foods
- 5. Dollar Tree
- Dollarama
 Food Basic
- Food Basics
 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. Dental Care Kingston
- 22. James Brett Coiffure
- 23. Quarry Medical Pharmacy

Entertainment

- 24. "The Hub" Student
- Entertainment District
- **25.** The Grand Theatre
- **26.** The Screening Room

Food & Beverage

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

Demographics within 1.5 KM







Transit Score



Pedestrian Score **98**





Contact Information

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