

For Sublease

**797 Princess Street,
Suite 105, Kingston,
ON**

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Property Facts

Available Space ± 2,585 sf

Asking Rent \$24.00 psf gross

Utilities Included

Parking Surface and underground parking options. Including the convenience of direct access to the City's pay and display Gorsline Lot (91 spaces).

Availability Immediate

Improvements Waiting and reception area, exam rooms with sinks, private offices, a staff room, washrooms, and more.

Zoning

WM1-L374-H212 (By-Law Number 2022-62) allows for a broad range of uses, including but not limited to:

- Community centre
- Creative centre
- Financial Institution
- Fitness centre
- Laboratory
- Office
- Personal service shop
- Retail store
- Wellness clinic

Highlights

- Prominent Princess Street location with signage opportunities.
- ± 300 ft from nearest public transit stop
- Just 5 minutes from the downtown core, offering easy access to businesses, restaurants, retail, and waterfront attractions
- Situated in a rapidly developing area with new mixed-use and residential developments