



For Sale

1683 Bath Rd, Kingston, ON

Scott Botting, B.Com

Broker

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Sidney Kostogiannis

Salesperson

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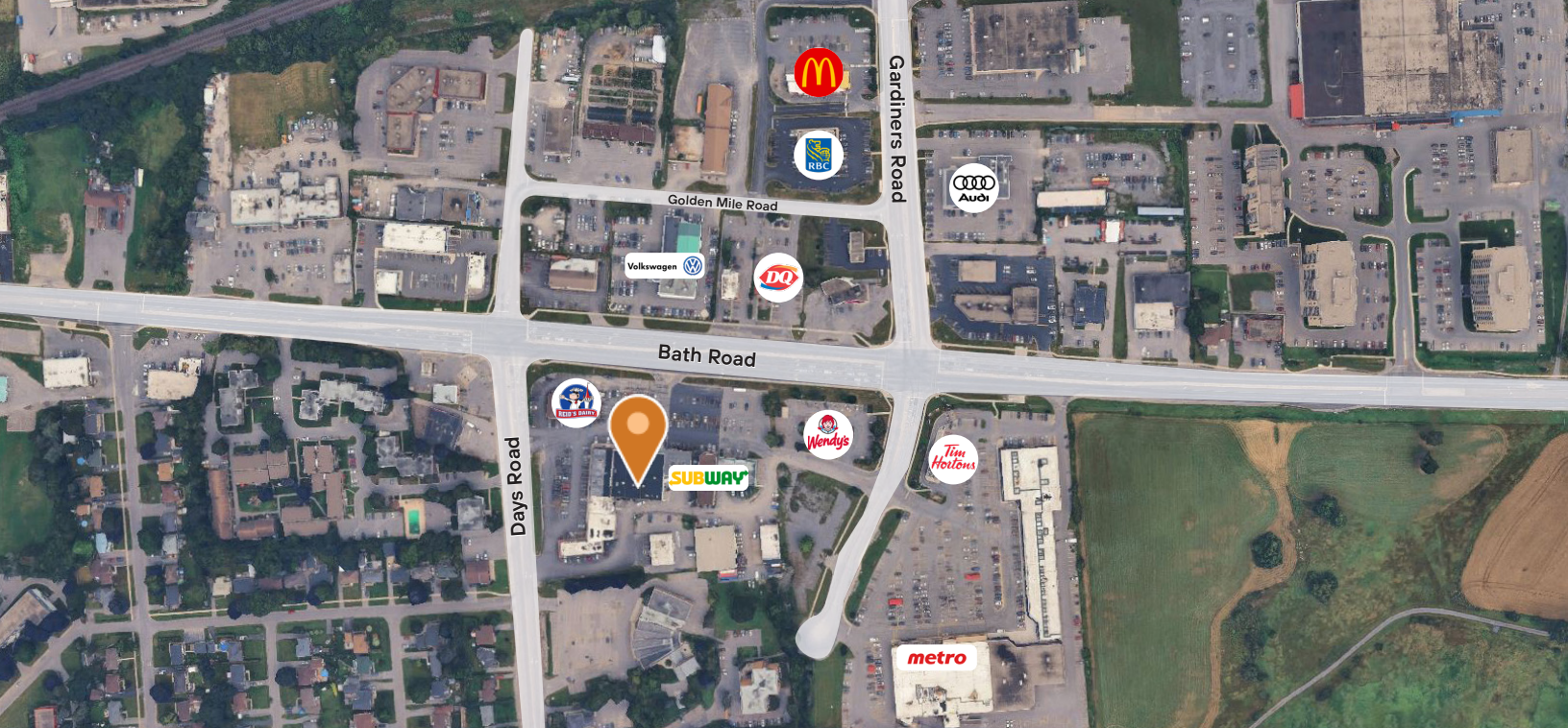
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**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St Kingston, ON K7L 1R9

www.rockwellcre.com





The Offering

Rockwell Commercial is pleased to present 1683 Bath Road Kingston, ON. This single-tenant investment property offers an excellent opportunity for investors seeking stability and long-term returns. Located in a prime, high-traffic area, near residential communities, the Gardiners Town Centre and the RIOCAN Power Centre. The property offers a strategic location with great visibility from Bath Road and ample parking on site. Dollar Tree has been a tenant since 2012.

Broker's Data Room

Qualified buyers who have executed the non-disclosure agreement ([link](#)) can access lease documents, environmental reports, plans, etc.

Site Details

Rentable Area	± 12,752 sf	Lot Size	± 32,482 sf (0.746 ac)
Structure:	Concrete block + precast construction	Zoning	District Commercial Zone (CD)
Flooring:	Vinyl tile	Official Plan Designation	District Commercial
Roof:	Tar + gravel roof replacement (July 2024)	PIN	360040007
Sprinkler System:	No sprinkler system	Legal Description	PT LT 4, PL 851 AS IN FR331132 & FR331133; LT 5, PL 851; PT LT 6, PT LT 8, PT LT 9, PL 851, AS IN FR120914 & FR120915; S/T & T/W FR331132 ; KINGSTON TOWNSHIP
Electrical:	to be confirmed	Realty Taxes	\$54,553.54 (2024)
HVAC:	to be confirmed	Parking	Thirty-Nine (39)
Ceiling Height	12'2" ft (to drop ceiling)	Tenant	Dollar Tree Stores Canada, Inc.
Column Space	± 32'3" ft (east / west) ± 39'11" ft (north / south)		
Building Frontage	± 120.00 ft		

Asking Price: \$2,745,000.00



Zoning

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

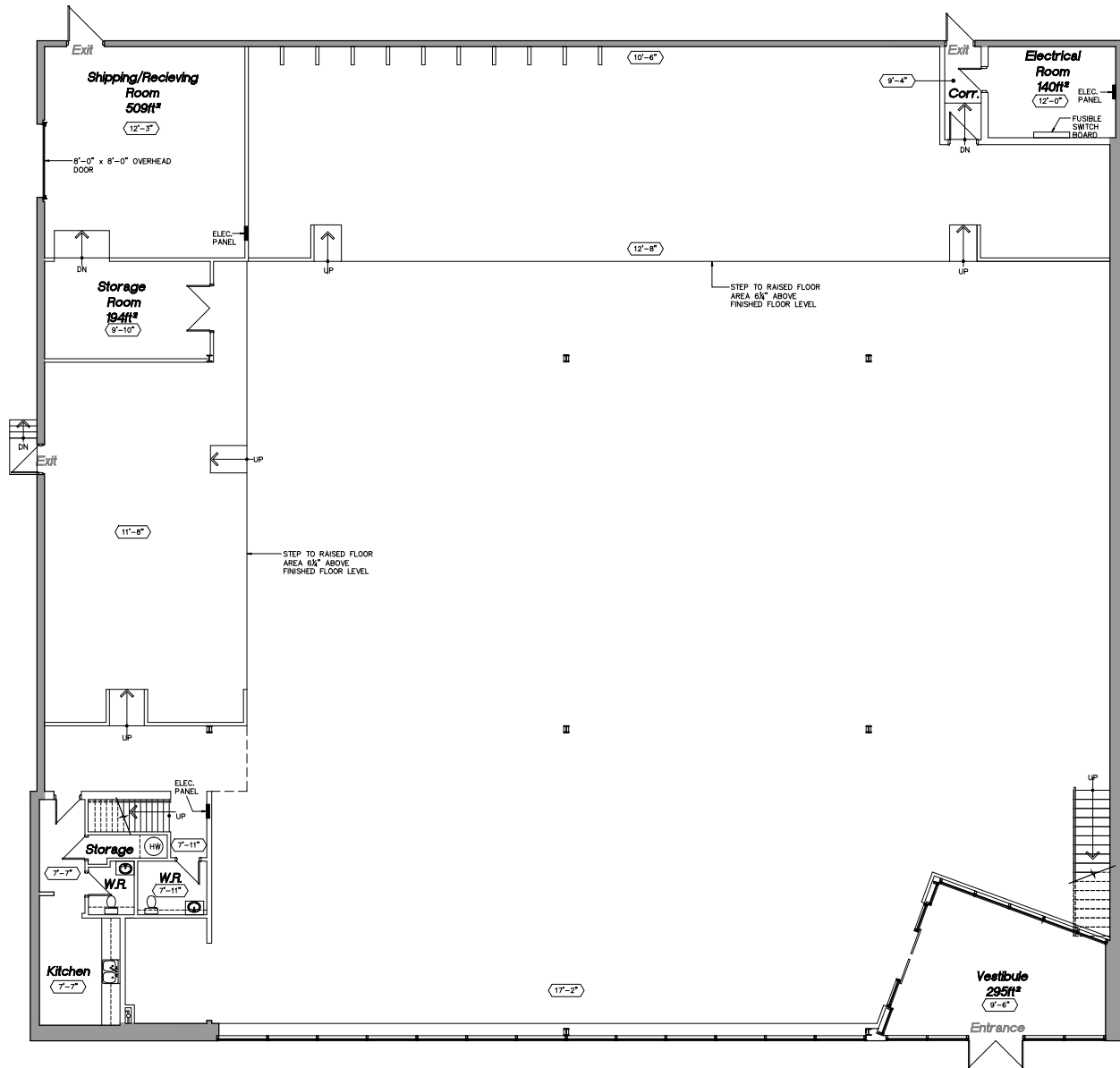
- Animal care
- Banquet hall
- Commercial parking lot
- Community centre
- Club
- Creative centre
- Day care centre2
- Department store
- Entertainment establishment
- Financial institution
- Fitness centre
- Gas station
- Grocery store
- Garden centre
- Laundry store
- Library
- Museum
- Personal service shop
- Place of worship
- Recreation facility
- Restaurant
- Retail store
- Special needs facility
- Training facility
- Wellness clinic

Traffic Counts

Gardiners Road @ Bath Road*	
N/S 34,747	E/W 55,292
<small>*Source: AADT 2020</small>	
Bath Road @ Days Road**	
N/S 21,430	E/W 55,424
<small>**Source: AADT 2023</small>	

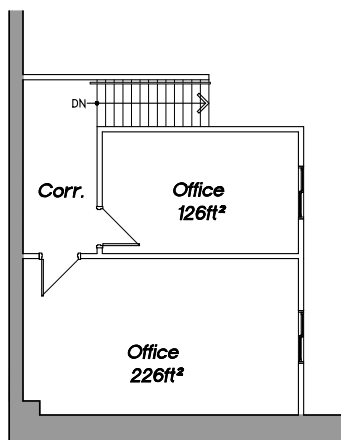
Floor Plans

Ground Floor

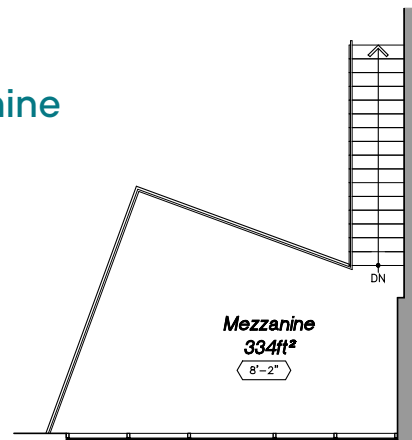


Second Floor

Office



Mezzanine



*Existing improvements/layout may differ slightly from plans shown above



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