

Heritage Streetfront Retail Opportunity in Downtown Kingston



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 **CUSHMAN &
WAKEFIELD**
Kingston

FOR LEASE
27 PRINCESS ST, SUITE 102

DETAILS

ADDRESS	27 Princess Street, Kingston, ON
RENTABLE AREA	± 1,083.13 sf
BASE RENT	\$25.00 psf + HST
ADDITIONAL RENT	Property taxes \$7.36 psf + HST
BUDGETED 2024	Operating Costs \$5.10 psf + HST
	Total \$12.46 psf + HST
LANDLORD	ABNA Investments Ltd.
DESCRIPTION	Stunning heritage retail space in one of Kingston's premiere buildings with excellent exposure to both pedestrian and vehicle traffic.
SIGNAGE	Tenant may install its signage on suite entrance, common building back-lit sign and added to building lobby directory.

ZONING **DT2** (By-Law Number 2022-62)

"DT2" zoning allows for a broad range of uses including but not limited to the following:

- entertainment establishment
- financial institution
- fitness centre
- office
- personal service shop
- recreation facility
- restaurant
- retail store
- wellness clinic





NEARBY PARKING

NAME	ADDRESS	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

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 Street 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 Street consists of a 14-storey, 158 unit apartment building with 5 levels of structured parking.

NEIGHBOURHOOD OVERVIEW



GREAT CATARAQUI RIVER

LAKE ONTARIO

Kingston Business Improvement Area

IN GOOD COMPANY

RETAIL

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

PERSONAL SERVICE

1. Cher-Mere Day Spa
2. Dental Care Kingston
3. James Brett Coiffure
4. Quarry Medical Pharmacy

ENTERTAINMENT

1. "The Hub" Student Entertainment District
2. The Grand Theatre
3. The Screening Room

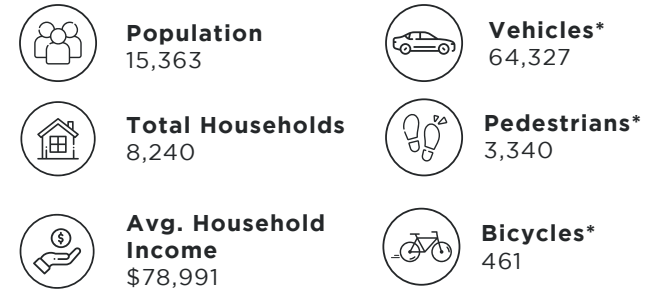
FOOD & BEVERAGE

- | | |
|-----------------|---------------|
| 1. Balzac's | 8. Starbucks |
| 2. Freshii | 9. The Keg |
| 3. Jack Astor's | 10. The Works |
| 4. Lone Star | |
| 5. McDonald's | |
| 6. Milestones | |
| 7. Quesada | |

HOTELS

1. Holiday Inn Kingston-Waterfront
2. Delta Hotels by Marriott
3. The Frontenac Club
4. Kingston Market Square Hotel
5. Residence Inn by Marriott Kingston Water's Edge

DEMOGRAPHICS WITH 1.5KM



Pedestrian Score
94

Transit Score
60

Bicycle Score
70

*Traffic Counts 2018 AADT include both intersections Queen Street at Ontario Street and Queen Street at King Street E

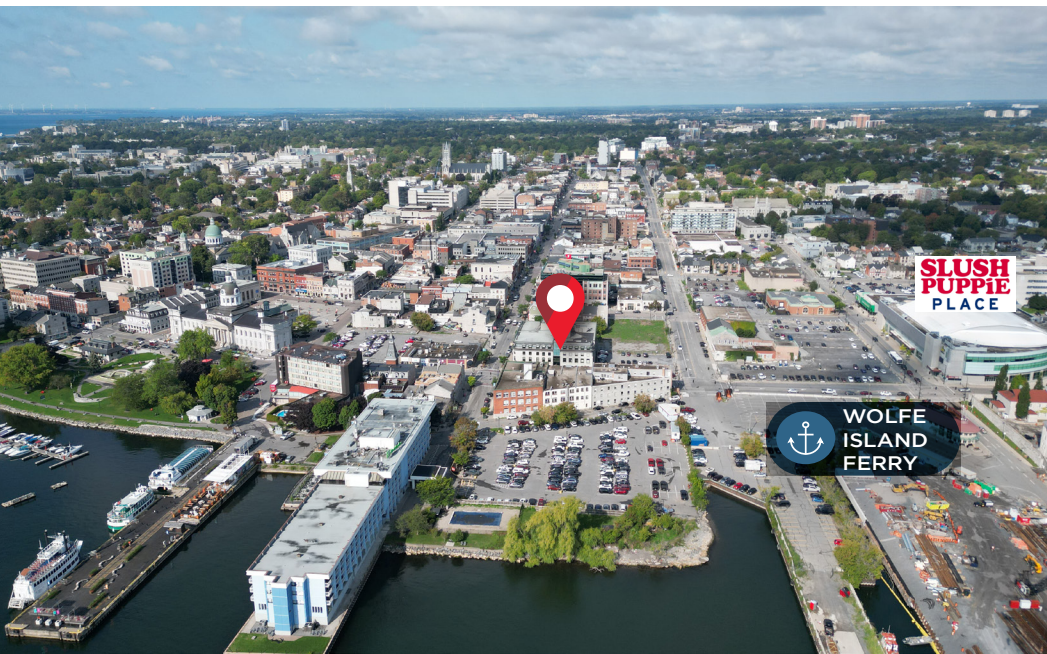


DOWNTOWN KINGSTON

WHERE HISTORY & INNOVATION THRIVE



Benefit from 27 Princess Street's close proximity the Wolfe Island Ferry as well as the Slush Puppie Centre and Market Square both hosting countless events attracting large and diverse groups of people to the downtown core.

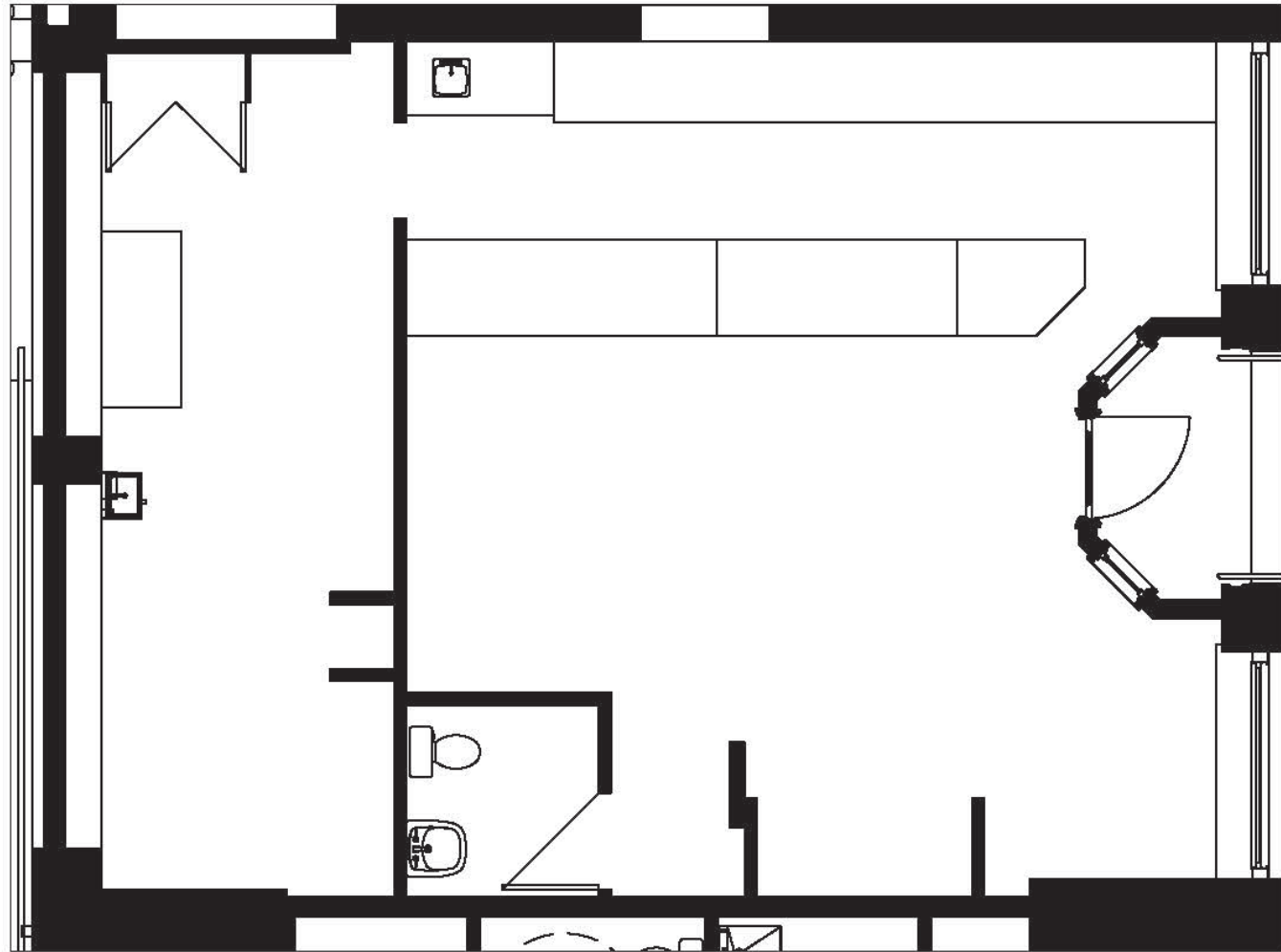


Boasting its vibrant community, urban lifestyle and rich history, downtown Kingston offers a dynamic and unique environment. Set amongst Kingston's historic downtown skyline are more than 700 national and local storefronts, restaurants, and entertainment venues, offering extensive shopping, amenities,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

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



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