



FOR LEASE  
**752 HIGHWAY 15**  
KINGSTON, ON

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Retail Opportunity in  
Kingston's Eastend

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## PROPERTY DETAILS

RENTABLE AREA	± 1,685.62 sf
BASE RENT	\$35.00 psf
ADDITIONAL RENT	TBD
ZONING	CH (By-law No. 32-74) - See details below
STREET FRONTAGE	± 154.19' ft
OCCUPANCY	TBD
BASE BUILDING	<ul style="list-style-type: none"> <li>• Perimeter drywall taped and sanded</li> <li>• Concrete floor</li> <li>• Windows and doors entry</li> <li>• Rough in washroom</li> <li>• Minimum 100 amp electrical to panel</li> <li>• Sanitary and water lines</li> <li>• HVAC based upon 1 ton per 400 sf stubbed below the deck</li> <li>• Open ceilings (negotiable)</li> </ul>

## ZONING CH

“CH” zoning allows for a broad range of uses including but not limited to the following:

- An automobile service station
- A day nursery
- A drive-in restaurant
- A home occupation
- A public use
- A retail outlet accessory to a permitted use
- A rental cabin
- A restaurant
- A vehicle sales or rental establishment





## AMENITIES

### RESTAURANTS

1. MCDONALD'S
2. TIM HORTONS
3. SUBWAY
4. STARBUCKS
5. DOMINO'S PIZZA
6. POPEYE'S
7. QUESADA

### SHOPPING

9. SHOPPERS DRUGMART
10. DOLLERAMA
11. FOOD BASICS
12. LCBO

### GAS STATIONS

13. ESSO
14. SHELL

### INSTITUTION

8. TD BANK

## TRAFFIC COUNTS

**42,551** County Road 2 @ Highway 15 (ADDT 2023)  
North, South, West, East

## LOCATION HIGHLIGHTS

The property benefits from high visibility on Highway 15 with steady vehicular and pedestrian traffic and is surrounded by businesses, amenities and established residential neighborhoods.

The east end of Kingston incorporates CFB Kingston, the Royal Military College, and the historic neighbourhood of Barriefield with many new homes under construction in the immediate area. Situated in close proximity to Highway 401 and the new Waaban crossing bridge provide an accelerated ease of access. Strip plaza's, small hotels and national and local retailers can be found along Highway 15 and Highway 2. The two major arterial routes leading into the city.



## FOR MORE INFORMATION, CONTACT:

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