

FOR LEASE

123 Princess St

Kingston, ON



STREETFRONT RETAIL SPACE

PRIME DOWNTOWN LOCATION



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123 Princess St

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Princess Street @ Bagot Street
N/S 2,245 E/W 5,840

AADT 2019

Princess Street @ Wellington Street
N/S 2,860 E/W 5,904

AADT 2019

Pedestrian Traffic Count



Property Facts

Available Space:	± 1,938 sf approx.
Net Rent:	\$29.50 psf
Additional Rent (2024)	\$6.00 psf
Utilities:	Paid by tenant
Parking:	1 parking space included and located behind suite
Frontage:	± 15'6" ft
Availability:	Immediate
Description:	Retail area, accessible washroom, back office + storage.

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

- Building supply store
- Community centre
- Creative centre
- Day care centre
- Entertainment establishment
- Fitness centre
- Grocery store
- Office
- Personal service shop
- Restaurant
- Retail Store
- Wellness centre

Location

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. The area is well-served by Kingston City transit and is easily accessible with its close proximity to Highway 401 and main arterial thoroughways. The Leon's Centre, Queen's University, St. Lawrence College, the Royal Military College, Hotel Dieu Hospital, Providence Care Hospital and Kingston General Hospital are located nearby.