### **FOR LEASE**

# 123 Princess St

Kingston, ON





#### PRIME DOWNTOWN LOCATION



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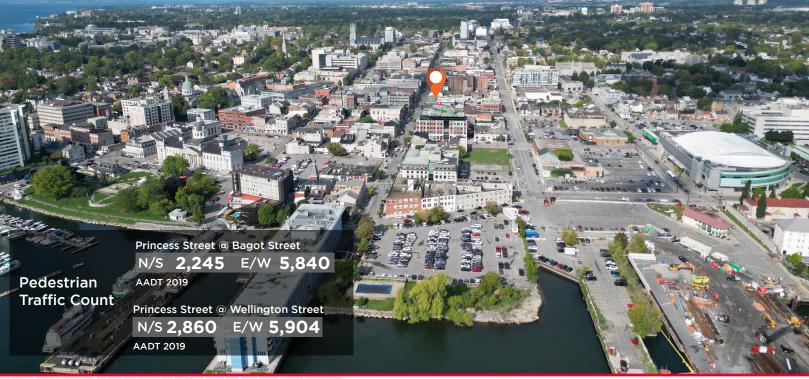
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#### **Property Facts**

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
- Office

Grocery store

- Personal service shop
- Restaurant
- ent 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-serviced by Kingston City transit and is easily accessible with its close proximity to Highway 401 and main arterial throughways. 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.