

# For Sub-Lease

## 77 Concession St Kingston, ON

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### Rockwell Commercial Real Estate, Brokerage

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### Highlights

- Two access points to property
- Excellent signage opportunity
- Located on the corner of a high-traffic signalized intersection
- Well-maintained freestanding building featuring a large parking lot



### Location

The subject property is centrally located in Kingston, ON with quick and easy access to the Highway 401 via Division Street or John Counter Boulevard. There are two (2) entrance points to the property; there are two (2) grade level doors; and there is ample on-site paved parking.

## Property Details

Available Space	± 6,000 sf (including ± 574 sf mezzanine)	
Lot Size	± 0.435 acres	
Asking Rent	\$12.00 psf	
Additional Rent (2024)	\$5.61 psf (estimated)	
Utilities	Paid separately by Sub-Tenant	
Zoning	C2.80	
Parking	Ample on-site	
Electrical	Single-phase 200amp	
HVAC	Gas forced air / two roof-mount units	
Loading Doors	Two grade level doors	
	<ul style="list-style-type: none"> <li>• ± 9'6" x 9' 11"</li> <li>• ± 13'11" x 12'0"</li> </ul>	
Ceiling Height	East-Side Warehouse	West-Side Warehouse
	± 17' 9"	± 10' 11"
	± 8' (ground floor to under-side of mezzanine)	
Occupancy	± 9'3" (mezzanine to ceiling)	
	February 1, 2025	

## 🎯 Zoning C2.80 "Arterial Commercial" Zone (By-Law № 8499)

Zoning allows for a broad range of uses including but not limited to:

- Retail Stores (including retail stores selling general services), restaurants
- Banks
- Automobile service stations
- Drive-in restaurants
- Electrical repair services, including radio and television repair services

