

For Sub-Lease

77 Concession St Kingston, ON

Peter Kostogiannis

Broker of Record/President +1 613 542-2724 x 24 peter.kostogiannis@rockwellcre.com

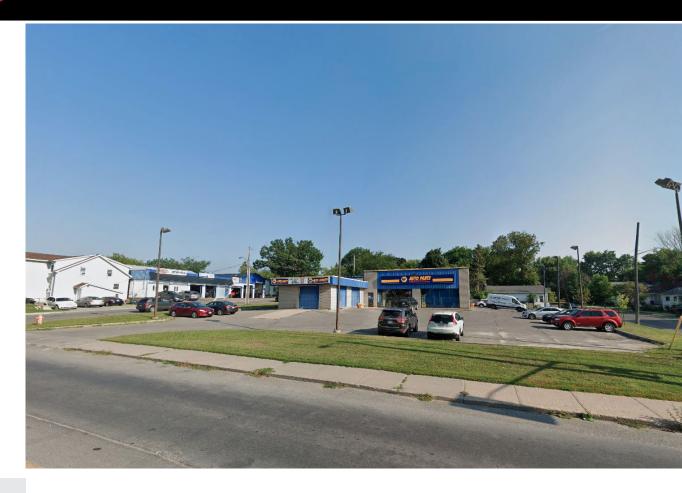
Sidney Kostogiannis

Salesperson +1 613 542-2724 x 34 sidney.kostogiannis@rockwellcre.com



Rockwell Commercial Real Estate, Brokerage

©2024 Rockwell Commercial Real Estate Brokerage Corp. Independently owned and operated. Also operating as Rockwell Commercial Real Estate, Brokerage. All rights are reserved. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and/or to any special listing conditions imposed by the property owner(s). No representation or warranty is made with respect to the condition any real property or properties.



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

1 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 • ± 9'6" x 9' 11" • ± 13'11" x 12'0"	
Ceiling Height	East-Side Warehouse	West-Side Warehouse
	± 17′ 9″	± 10'11"
	± 8' (ground floor to underside of mezzanine)	
	± 9'3" (mezzanine to ceiling)	
Occupancy	February 1, 2025	

Ozoning 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



