



For Lease

775 Gardiners Rd, Kingston, On

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**Rockwell Commercial
Real Estate, Brokerage**
78 Brock St Kingston, ON K7L 1R9
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Property Details

Building Rentable Area	Ground Floor	± 11,923 sf
	Second Level	± 2,680 sf (offices, mezzanine/storage space)
Base Rent	\$39,900.00 / monthly	
2025 Budgeted Additional Rent	\$5.41 psf + HST (est. 2025)	
	Tenant is responsible for all snow removal, utilities, HVAC repair and maintenance, etc.	
Site Area	± 1.42 acres	
Doors	Three (3) drive-in doors	
Parking	Accommodates ± 115 vehicles, paved lot	
Occupancy	Available Immediately	

Highlights

- Strategically located on Gardiners Road, one of Kingston's busiest commercial corridors, offering excellent visibility and exposure
- Access from Gardiners Road and Arlington Park Place
- Directly across from the RioCan Centre, home to major retailers, restaurants and amenities including, Home Depot, Best Buy, Staples, Scotia Bank, TD Bank, Golf Town, Food Basics, Michaels, Home Sense, Winners, Cineplex, Starbucks, Kelsey's, Montana's and much more.
- Minutes from Highway 401 and major arterial routes, providing seamless regional and local access
- Easily accessible and well serviced by public transit, with ample parking and pedestrian-friendly infrastructure

Traffic Count

Gardiners Road @ Taylor-Kidd Boulevard

N/S **56,474**

E/W **45,135**

*Source: AADT 2023



Floor Plan

Ground Floor

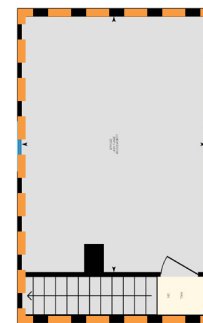


Second Floor

Office and Storage Space



Lunch Room





RIO CAN
REAL ESTATE INVESTMENT TRUST

Major Retailers & Services

- Golf Town
- PetSmart
- Staples
- Dollarama
- Food Basics
- HomeSense
- Urban Barn
- Mark's Work Wearhouse
- Lee Valley
- Scotiabank
- TD Canada Trust

Restaurants & Food Services

- Cineplex Odeon
- Five Guys Burgers
- Firehouse Subs
- Mucho Burrito
- East Side Mario's
- Kelsey's
- Montana's
- Denny's
- Freshii
- Coco Frutti
- Starbucks
- Subway

Cataraqui Centre

- Aerie
- American Eagle Outfitters
- Bank of Montreal (BMO)
- Bath & Body Works
- Bell
- Bentley
- Boathouse
- Dollarama
- Dynamite
- H&M
- Hudson's Bay
- Indigo Books
- L.L.Bean
- Marshalls
- Roots
- Sephora
- Shoppers Drug Mart
- SportChek
- Sunglass Hut
- The Body Shop

📍 Zoning

C2-9 By-Law № 76-26 Allowing for a broad range of uses including but not limited to:

- an automotive centre including an automatic car wash as an accessory use but excluding any facilities for the sale of gasoline or diesel fuel;
- an appliance rental shop;
- a bank;
- a boat sales establishment;
- a business or professional office;
- a clinic;
- a commercial club;
- a dry cleaning or laundry outlet;
- a funeral home;
- a laundromat;
- a merchandise service shop;
- a personal service shop;
- a private club;
- a recreational establishment;
- a restaurant;
- a retail store providing for the sale of products related to home repairs and improvements;
- a shopping centre consisting of any of the permitted uses listed herein;
- a theatre;
- a union hall;
- a vehicle sales establishment;
- a veterinary clinic.

Contact Information

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