



# For Sale

## 1683 Bath Rd, Kingston, ON

**Scott Botting, B.Com**

Broker

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**Sidney Kostogiannis**

Salesperson

+1 613 542-2724

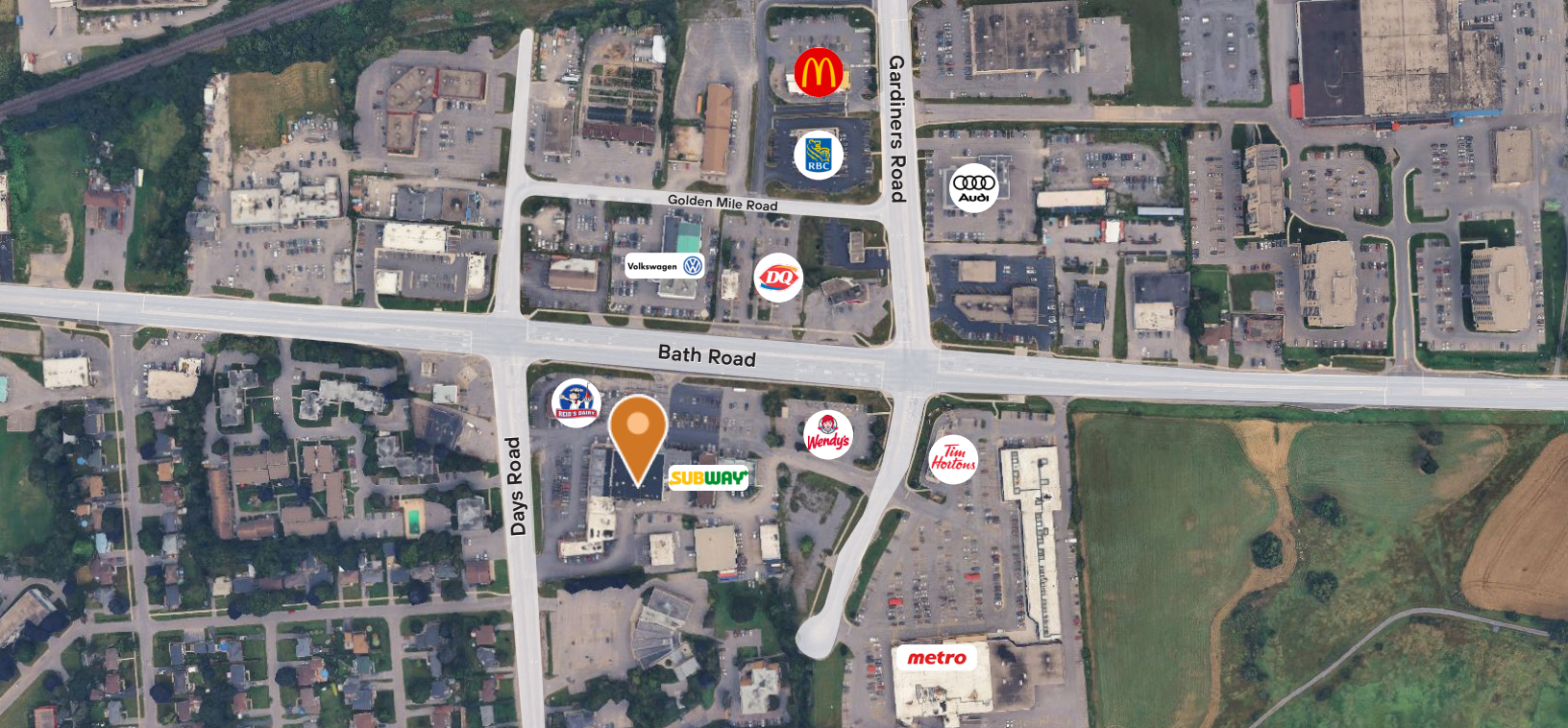
[sidney.kostogiannis@rockwellcre.com](mailto:sidney.kostogiannis@rockwellcre.com)

**Rockwell Commercial  
Real Estate, Brokerage**

78 Brock St Kingston, ON K7L 1R9

[www.rockwellcre.com](http://www.rockwellcre.com)





## The Offering

Rockwell Commercial is pleased to present 1683 Bath Road Kingston, ON. This single-tenant investment property offers an excellent opportunity for investors seeking stability and long-term returns. Located in a prime, high-traffic area, near residential communities, the Gardiners Town Centre and the RIOCAN Power Centre. The property offers a strategic location with great visibility from Bath Road and ample parking on site. Dollar Tree has been a tenant since 2012.

## Broker's Data Room

Qualified buyers who have executed the non-disclosure agreement ([link](#)) can access lease documents, environmental reports, plans, etc.

## Site Details

<b>Rentable Area</b>	± 12,752 sf	<b>Lot Size</b>	± 32,482 sf (0.746 ac)
<b>Structure:</b>	Concrete block + precast construction	<b>Zoning</b>	District Commercial Zone (CD)
<b>Flooring:</b>	Vinyl tile	<b>Official Plan Designation</b>	District Commercial
<b>Roof:</b>	Tar + gravel roof replacement (July 2024)	<b>PIN</b>	360040007
<b>Sprinkler System:</b>	No sprinkler system	<b>Legal Description</b>	PT LT 4, PL 851 AS IN FR331132 & FR331133; LT 5, PL 851; PT LT 6, PT LT 8, PT LT 9, PL 851, AS IN FR120914 & FR120915; S/T & T/W FR331132 ; KINGSTON TOWNSHIP
<b>Electrical:</b>	to be confirmed	<b>Realty Taxes</b>	\$54,553.54 (2024)
<b>HVAC:</b>	to be confirmed	<b>Parking</b>	Thirty-Nine (39)
<b>Ceiling Height</b>	12'2" ft (to drop ceiling)	<b>Tenant</b>	Dollar Tree Stores Canada, Inc.
<b>Column Space</b>	± 32'3" ft (east / west) ± 39'11" ft (north / south)		
<b>Building Frontage</b>	± 120.00 ft		

**Asking Price: \$1,975,000.00**



## 📍 Zoning

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

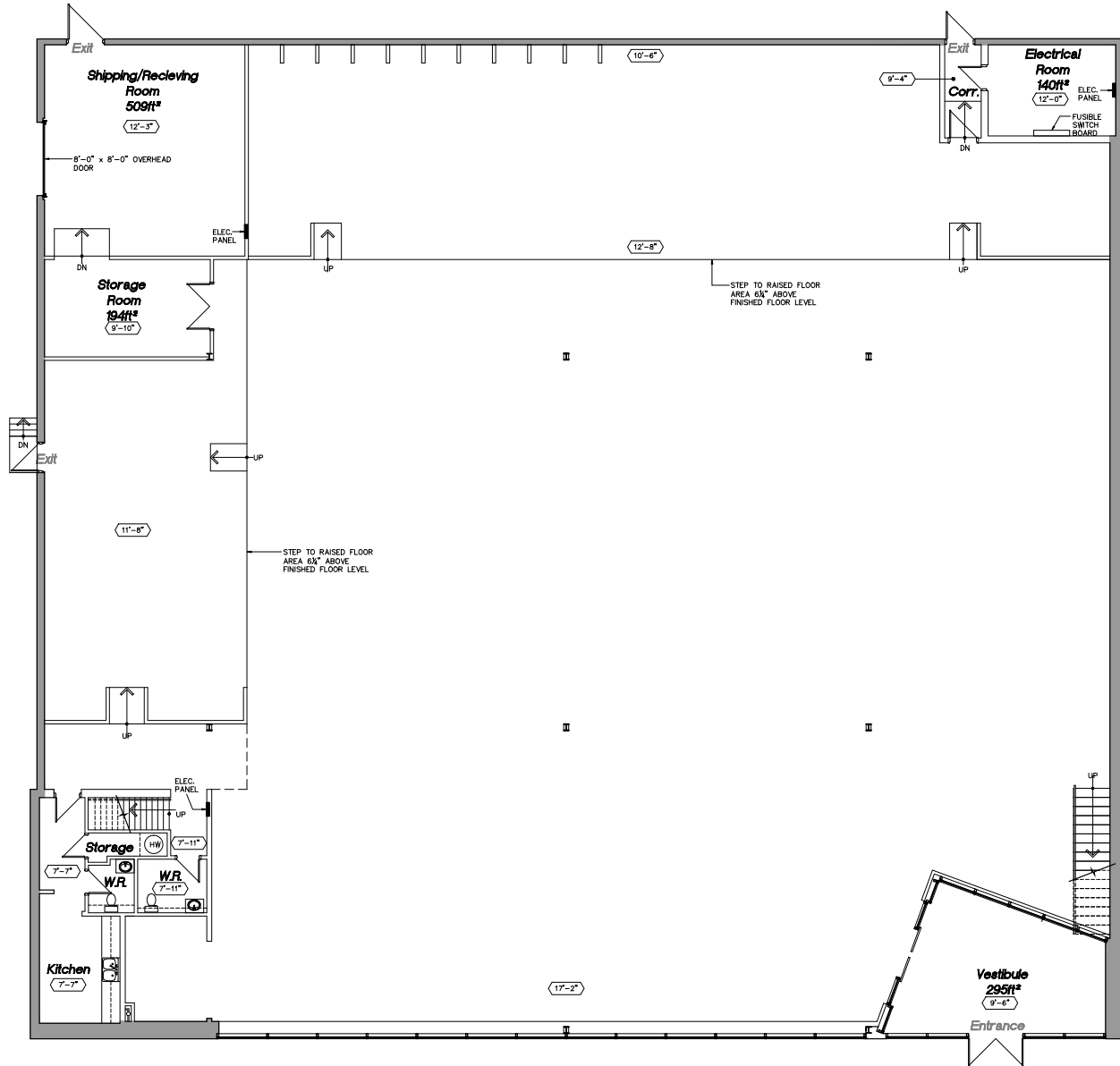
- Animal care
- Banquet hall
- Commercial parking lot
- Community centre
- Club
- Creative centre
- Day care centre2
- Department store
- Entertainment establishment
- Financial institution
- Fitness centre
- Gas station
- Grocery store
- Garden centre
- Laundry store
- Library
- Museum
- Personal service shop
- Place of worship
- Recreation facility
- Restaurant
- Retail store
- Special needs facility
- Training facility
- Wellness clinic

## 🚗 Traffic Counts

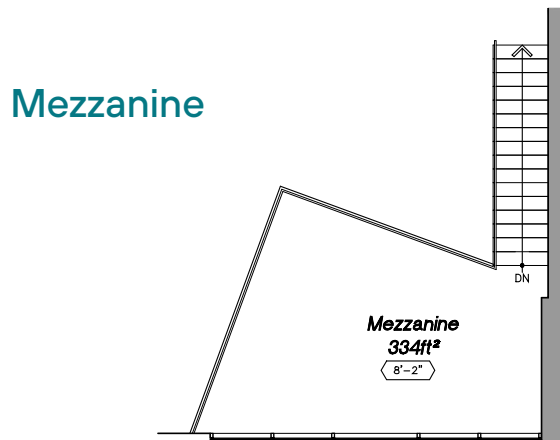
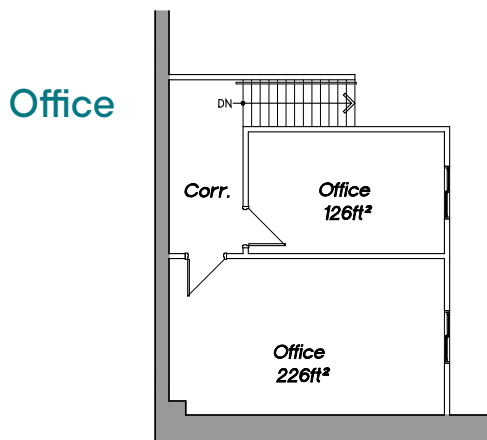
Gardiners Road @ Bath Road*	
N/S <b>34,747</b>	E/W <b>55,292</b>
<small>*Source: AADT 2020</small>	
Bath Road @ Days Road**	
N/S <b>21,430</b>	E/W <b>55,424</b>
<small>**Source: AADT 2023</small>	

# Floor Plans

## Ground Floor



## Second Floor



\*Existing improvements/layout may differ slightly from plans shown above





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Kingston, On**

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## Contact Information

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