

For Lease

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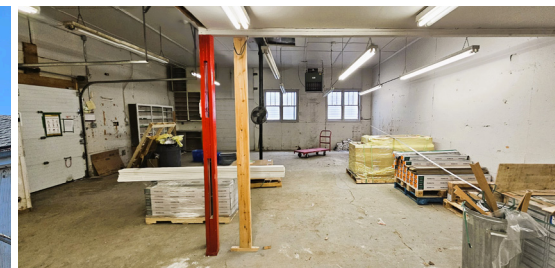
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Rockwell Commercial Real Estate, Brokerage

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Property Facts

Available Space	Main building:	± 1,818 sf
	Detached Garage:	± 426 sf
	Total	± 2,244 sf
Net Rent	\$12.00 psf	
Additional Rent (2025)	\$4.62 psf	
Doors	One (1), 7'x6', grade level door (not drive-in)	
Utilities	Paid by tenant	
Ceiling Height	± 12 ft	
Parking	Ample on-site	
Availability	Immediate	
Location	Well situated with only a six (6) minute drive to Highway 401 (Exit 619) and a three (3) minute drive to Downtown Kingston.	

Zoning

MU1-H234 (By-Law Number 2022-62) allows for a broad range of uses, including but not limited to:

- Catering services
- Community centre
- Club
- Creativity centre
- Fitness
- Laboratory
- Office
- Personal service shop
- Production studio
- Recreation facility
- Retail store
- Training facility¹
- Wellness clinic
- Workshop¹

¹Is required to operate within an enclosed building

