

For Lease

**541 Montreal St.
Unit 104
Kingston, ON**

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Rockwell Commercial Real Estate, Brokerage

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Property Facts

| | |
|------------------------|---|
| Available Space | ± 1,125 sf |
| Net Rent | \$845.00 / month |
| Additional Rent (2025) | \$390.94 / month |
| Doors | Three (3) grade level door |
| Utilities | Paid by tenant |
| Ceiling Height | ± 10 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

