

For Lease

68 Brock Street, Kingston, ON

Peter Kostogiannis

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**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com



Property Details

Available Space	± 1,077 sf
Monthly Net Rent	\$2,647.63 + HST (excludes realty taxes and operating costs)
Monthly Taxes/Cam	\$1,375.55 + HST (2024)
Utilities	Paid by tenant (water/sewer, gas, electricity, internet, phone, snow removal)
Electrical Service	200 Amp / 240 Volt (to be verified)
HVAC	Gas forced air (one unit per floor) Air-conditioned
Parking	Two (2) parking spaces at rear, multiple municipal lots nearby and surrounded by ample street parking
Availability	Immediately

Comments

- **Ground Floor Features** One (1) treatment room, reception area, kitchenette, a rear exit to a small patio and the parking spaces.
- **Second Floor Features** Six (6) treatment rooms, a two piece washroom, windows at rear facing southwest towards St. Georges Cathedral and windows facing north overlooking Brock Street.
- **Full Basement** ideal for storage

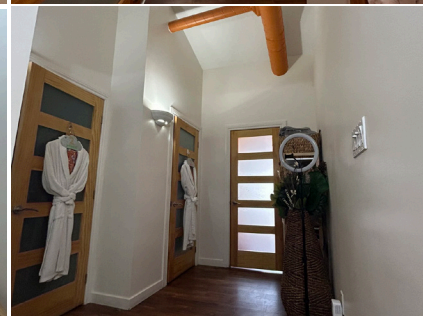
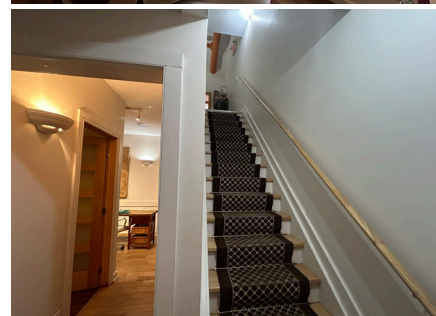
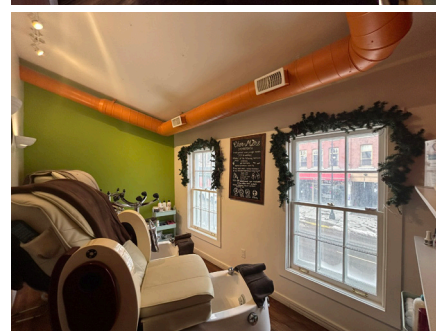
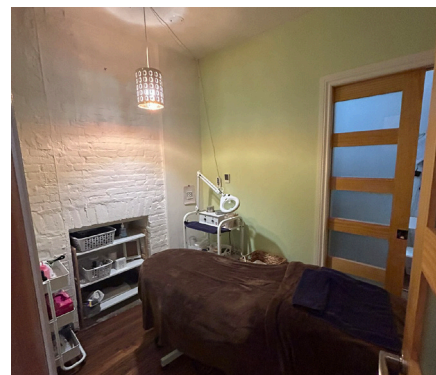
Location

- Located between King Street East and Wellington Street
- Only 80 metres to Kingston's historic Springer Market Square and City Hall
- Surrounded by boutique retail, restaurants, pubs, hotels, B&B's and amenities. Just a minutes walk to Confederation Park, Lake Ontario waterfront and Hotel Dieu Hospital
- A popular street for shopping for both tourists, residents and students

Zoning

DT2 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- | | | |
|-------------------------|--------------------|----------------------|
| • Office | • Wellness clinic | • osteopaths |
| • Restaurant | • physicians | • psychologists |
| • Retail store | • dentists | • therapists, |
| • Grocery store | • physiotherapists | • registered massage |
| • Creative centre | • chiropractors | therapists |
| • Personal service shop | • naturopaths | • optometrists |





Neighbourhood Overview

Retail

1. Becker's Shoes
2. Bulk Barn
3. Circle K
4. Cook's Fine Foods
5. Dollar Tree
6. Dollarama
7. Food Basics
8. Hatley Boutique
9. LCBO
10. Lululemon
11. Metro
12. Roots
13. Runner's Choice
14. Running Room
15. Shoppers Drug Mart
16. Staples
17. The Grocery Basket
18. Trailhead
19. Urban Outfitters
20. Wine Rack

Personal Service

21. Dental Care Kingston
22. James Brett Coiffure
23. Quarry Medical Pharmacy

Entertainment

24. "The Hub" Student Entertainment District
25. The Grand Theatre
26. The Screening Room

Food & Beverage

27. Balzac's
28. Freshii
29. Jack Astor's
30. Lone Star
31. McDonald's
32. Milestones
33. Quesada
34. Starbucks
35. The Keg
36. The Works

Demographics within 1.5 KM



Population
15,363



Total Households
8,240



Transit Score
59



Avg. Household Income
\$78,991



Pedestrian Score
98



Contact Information

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