



For Lease

755-759 Gardiners Rd, Unit 4, 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	± 1,658 sf
Base Rent	\$23.00 psf
Budgeted Additional Rent	\$13.67 psf (est. 2025)
Utilities	Paid by Tenant
HVAC	Gas forced air
Ceiling Height	9'11" ft (to ceiling tiles)
Frontage	24 ft
Parking	Ample on-site
Signage	Building & Pylon available
Tenant Mix	Sleep Country, (EBS) Eastern Beauty Supply, Limestone Lace, Vital Air, Boston Pizza
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 & 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

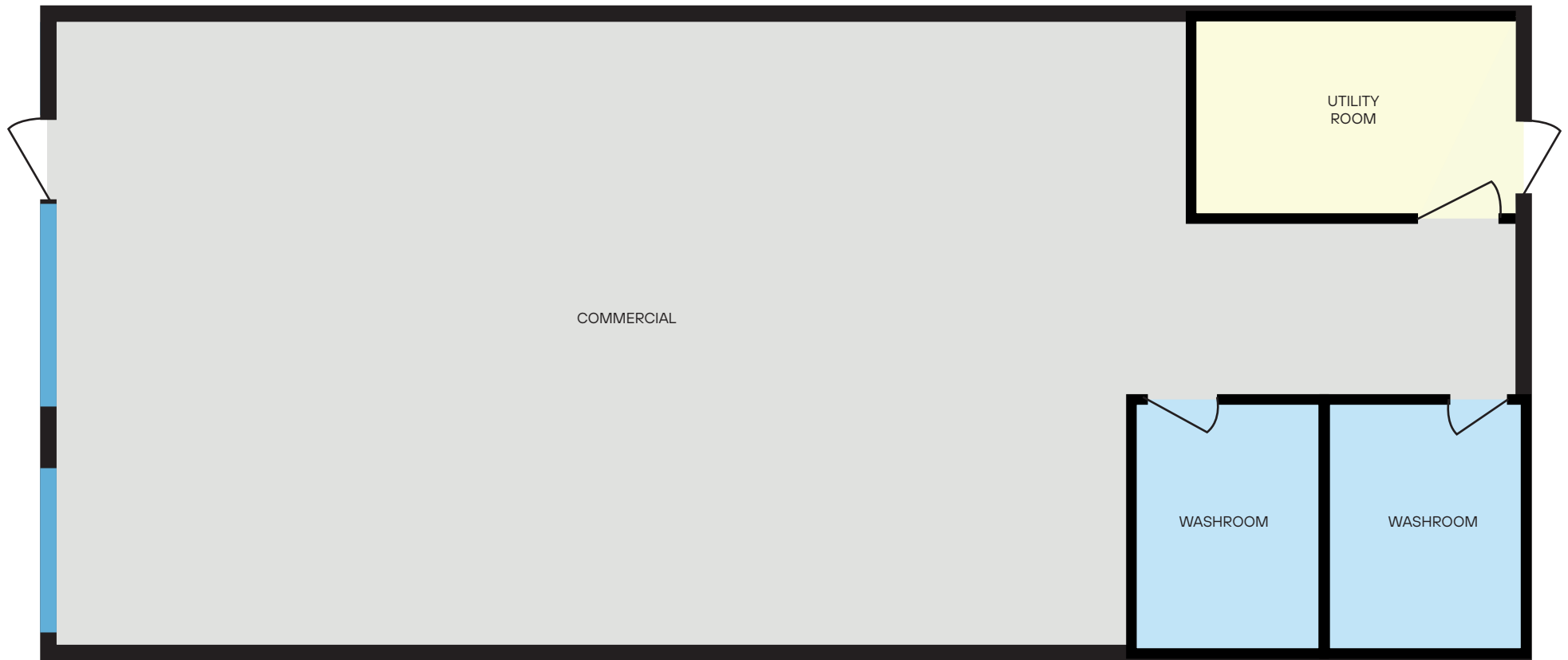
N/S **56,474**

E/W **45,135**

*Source: AADT 2023



Floor Plan





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

📍 Zoning

CG By-Law № 2022-62 The **General Commercial Zone** allows for a broad range of uses including but not limited to:

- | | | | |
|----------------------------------|-------------------------|--|--------------------------|
| • Animal care | • Day care centre | • Library | • Repair Shop |
| • Automobile sales establishment | • Financial institution | • Museum | • Restaurant |
| • Banquet hall | • Fitness centre | • Office | • Retail store |
| • Commercial parking lot | • Service station | • Personal service shop | • Special needs facility |
| • Community centre | • Grocery store | • Recreation Facility | • Training facility |
| • Club | • Institutional use | • Recreational vehicle sales establishment | • Wellness clinic |
| • Creativity centre | • Laundry store | | |

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