

# For Sublease

**797 Princess Street,  
Suite 105, Kingston,  
ON**

**Scott Botting B.Com**

Broker

+1 613 542-2724 x 33

[scott.botting@rockwellcre.com](mailto:scott.botting@rockwellcre.com)



**78 Brock St. Kingston, ON K7L 1R9**

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

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## Property Facts

Available Space	± 2,585 sf
Asking Rent	\$20.00 psf gross
Utilities	Included
Parking	Surface and underground parking options. Including the convenience of direct access to the City's pay and display Gorsline Lot (91 spaces).
Availability	Immediate
Improvements	Waiting and reception area, exam rooms with sinks, private offices, a staff room, washrooms, and more.

## Zoning

WM1-L374-H212 (By-Law Number 2022-62) allows for a broad range of uses, including but not limited to:

- Community centre
- Creative centre
- Financial Institution
- Fitness centre
- Laboratory
- Office
- Personal service shop
- Retail store
- Wellness clinic

## Highlights

- Prominent Princess Street location with signage opportunities.
- ± 300 ft from nearest public transit stop
- Just 5 minutes from the downtown core, offering easy access to businesses, restaurants, retail, and waterfront attractions
- Situated in a rapidly developing area with new mixed-use and residential developments