

For Sale

**742 Arlington Park
Place Kingston, ON
Unit 13 & 14**

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Rockwell Commercial Real Estate, Brokerage

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Property Details

Address	742 Arlington Park Place, Kingston, On
PIN	367290014
Zoning	M1 (Business Park Zone)
Building Area	± 3,950 sf over two floors (to be registered)
Taxes (2025 Annual)	\$19,301.71
Parking	TBD
Site Services	Municipal
HVAC	TBD
Electrical	TBD

Asking Price: \$940,100.00

Tenant Mix Current tenants represent a diverse mix of uses, including but not limited to:

Unit No.	Upper Level Tenant	Lower Level Tenant
730	Dr. Claudia Vachon Endontrist	Dr. Claudia Vachon Endontrist
732	Dr. Brian Wiens / Dr. Paul	-
734	Natural Route	Natural Route
736	Ryan's Computer Services	Dr. Maria Revenbour / Dr. Nathaniel Sothen - Arlington Park Health Professionals
738	Sintra Wealth Inc.	Sintra Wealth Inc.



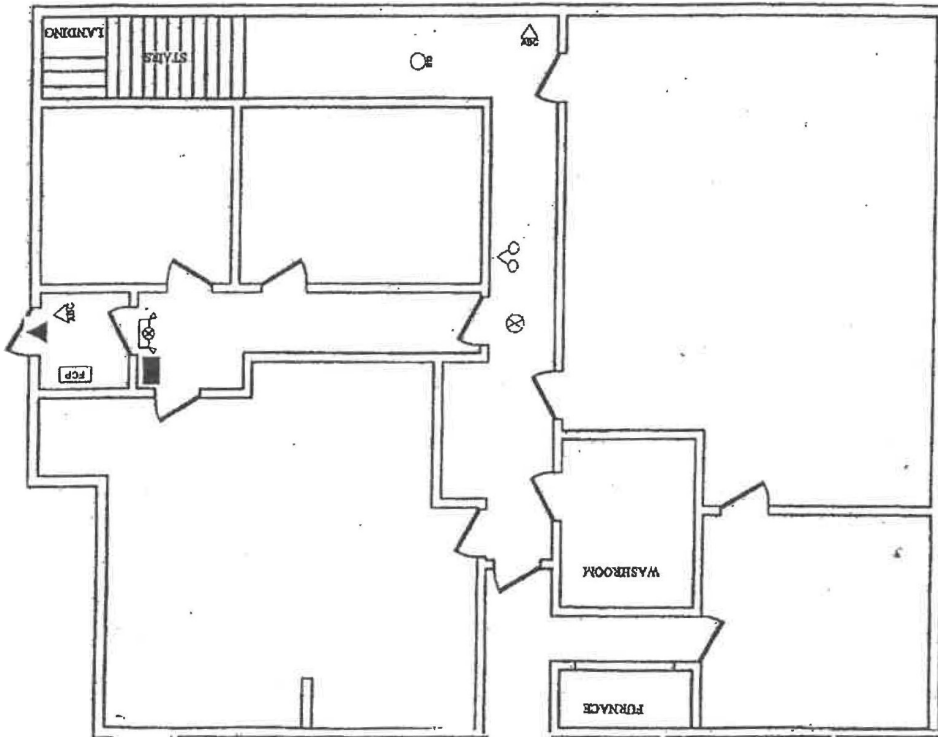
Zoning M1 "Business Park" Zone (By-Law № 2022-62) Zoning allows for a broad range of uses including but not limited to:

- Call centre
- Catering centre
- Contractors yard¹
- Laboratory
- Light industrial use¹
- Office
- Outdoor storage⁴
- Production studio
- Repair shop¹
- Research establishment
- Retail store²
- Training facility¹
- Transportation depot¹
- Warehouse¹
- Wholesale establishment¹
- Workshop¹

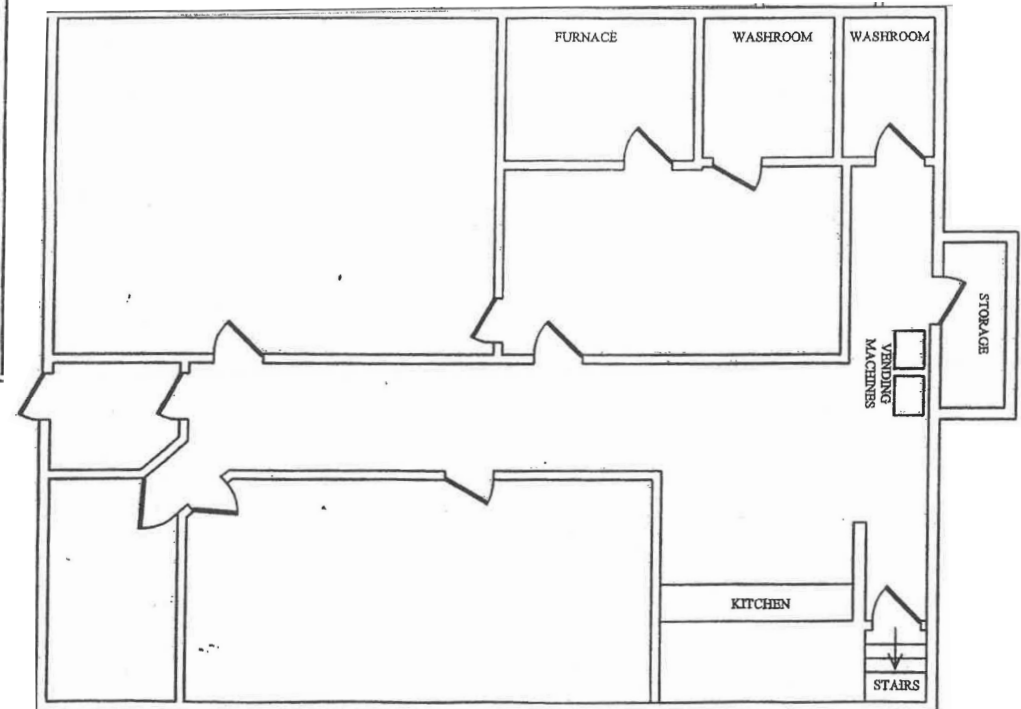
1. Is required to operate within an enclosed building
2. Is permitted only as an accessory use to a principal use on the lot and is limited to a maximum gross floor area of 25% of the gross floor area of the principal use
3. Is permitted only as an accessory use to a principal use on the lot

Floor Plans

Upper Level



Lower Level





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

Location Highlights

- Situated just off Gardiners Road in the heart of Kingston's prime commercial district, with excellent connectivity and steady traffic flow
- Prominent corner positioning on Arlington Park Place with convenient access and signage potential
- Steps from the RioCan Centre, offering proximity to top national retailers and everyday amenities including Home Depot, Cineplex, Starbucks, Winners, Michaels, Best Buy, and more
- Quick access to Highway 401 and key regional routes, making it ideal for both local and out-of-town traffic
- Ample on-site parking and easily reached by public transit, with surrounding sidewalks supporting strong pedestrian accessibility

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