

For Sale

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

Peter Kostogiannis

Broker of Record/President

+1 613 542-2724 x 24

peter.kostogiannis@rockwellcre.com

Sidney Kostogiannis

Salesperson

+1 613 542-2724 x 34

sidney.kostogiannis@rockwellcre.com



78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com

Rockwell Commercial Real Estate, Brokerage

©2025 Rockwell Commercial Real Estate Brokerage Corp. Independently owned and operated. Also operating as Rockwell Commercial Real Estate, Brokerage. All rights are reserved. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and/or to any special listing conditions imposed by the property owner(s). No representation or warranty is made with respect to the condition any real property or properties. V250724



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
Monthly Common Elements Fee (2025)	\$909.40 per unit (HST included)
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.



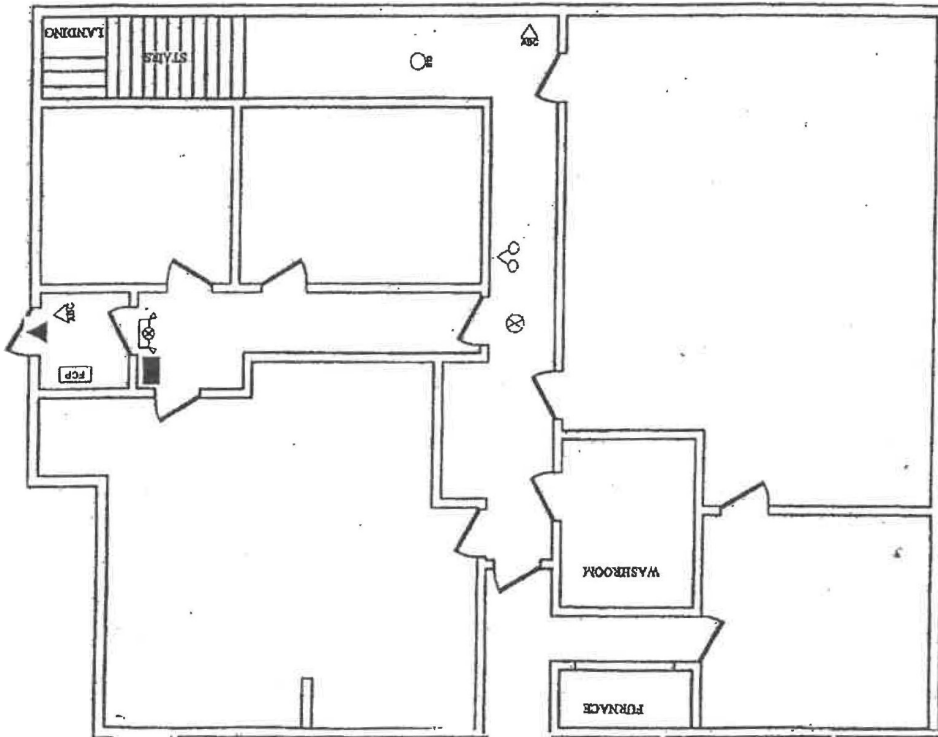
 **Zoning** M1 "Business Park" Zone (By-Law № 2022-62) Zoning allows for a broad range of uses including but not limited to:

- 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

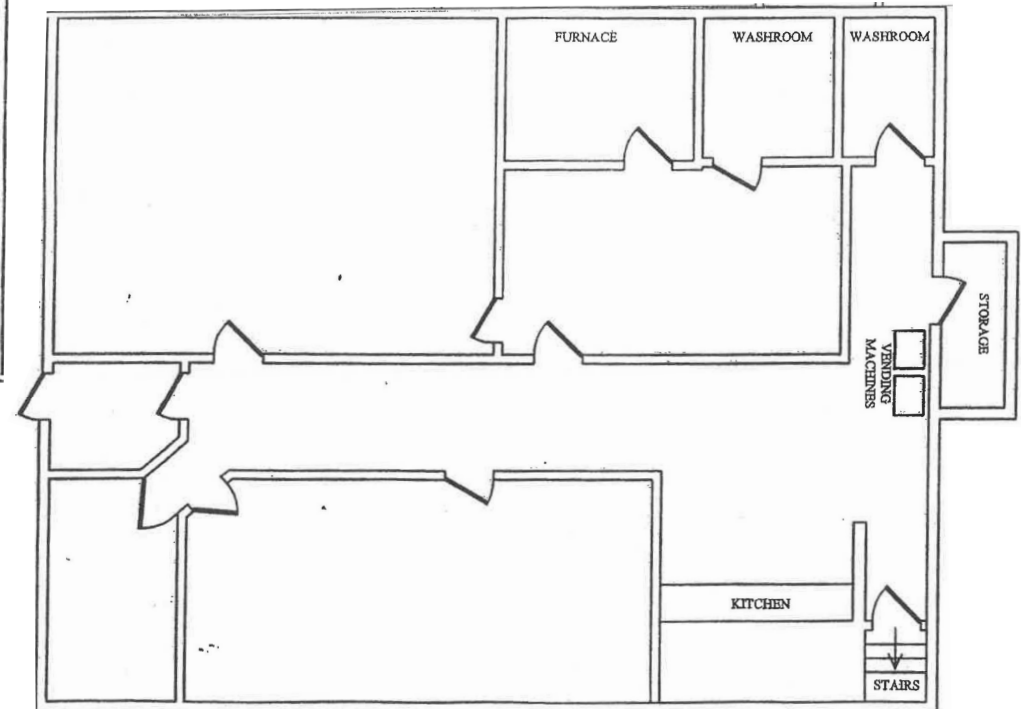
1. Is required to operate within an enclosed building
2. Is permitted only as an accessory use to a principal use on the lot and is limited to a maximum gross floor area of 25% of the gross floor area of the principal use
3. Is permitted only as an accessory use to a principal use on the lot

Floor Plans

Upper Level



Lower Level





RIO CAN
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
- 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

Subject Property

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

742 Arlington Park Place, Kingston, On

Contact Information

Peter Kostogiannis

Broker of Record/President
+1 613 542-2724 x 24

peter.kostogiannis@rockwellcre.com

Sidney Kostogiannis

Salesperson
+1 613 542-2724 x 34

sidney.kostogiannis@rockwellcre.com



**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9
www.rockwellcre.com

Rockwell
COMMERCIAL