

# For Lease

## 537 Montreal St. Kingston, ON

**Peter Kostogiannis**  
Broker of Record/President  
+1 613 542-2724 x 24  
[peter.kostogiannis@rockwellcre.com](mailto:peter.kostogiannis@rockwellcre.com)

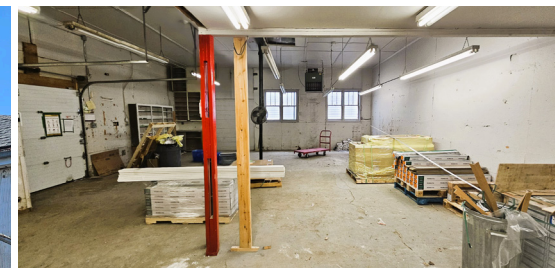
**Scott Botting, B.Com**  
Broker  
+1 613 542-2724 x 33  
[scott.botting@rockwellcre.com](mailto:scott.botting@rockwellcre.com)



 78 Brock St. Kingston, ON K7L 1R9  
[www.rockwellcre.com](http://www.rockwellcre.com)

Rockwell Commercial Real Estate, Brokerage

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## Property Facts

Available Space	Main building:	± 1,818 sf
	Detached Garage:	± 426 sf
	<b>Total</b>	<b>± 2,244 sf</b>
Net Rent	\$12.00 psf	
Additional Rent (2025)	\$4.85 psf	
Doors	One (1), 7'x6', grade level door (not drive-in)	
Utilities	Paid by tenant	
Ceiling Height	± 12 ft	
Parking	Ample on-site	
Availability	Immediate	
Location	Well situated with only a six (6) minute drive to Highway 401 (Exit 619) and a three (3) minute drive to Downtown Kingston.	

## Zoning

MU1-H234 (By-Law Number 2022-62) allows for a broad range of uses, including but not limited to:

- Catering services
- Community centre
- Club
- Creativity centre
- Fitness
- Laboratory
- Office
- Personal service shop
- Production studio
- Recreation facility
- Retail store
- Training facility<sup>1</sup>
- Wellness clinic
- Workshop<sup>1</sup>

<sup>1</sup>Is required to operate within an enclosed building

