

For Lease
1648-1650 Bath Rd, Unit 103
Kingston, ON

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



Property Details

Available Space	± 1,575 sf
Net Rent	\$29.50 psf + HST
Additional Rent	\$13.34 psf + HST (est. 2025)
Utilities	Paid by Tenant
Parking	Ample on-site
Signage	Pylon signage
Access	Entrance off both Gardiners Road & Bath Road
Zoning	General Commercial (CG)
Frontage	± 22'6" ft
Availability	Immediate
Tenant Mix	<ul style="list-style-type: none"> • Echelon Wellness • Star Nails • Wing Up! • Cash Money • The Herbarry

Summary

Situated on the north-east corner of Bath Road and Gardiners Road in Kingston's fast growing west end, benefiting from a corner location at a signalized intersection.

On a major commercial arterial route, near the Gardiners Town Centre and RIOCAN Power Centre, the property has a significant residential neighbourhood to the north, south and west.

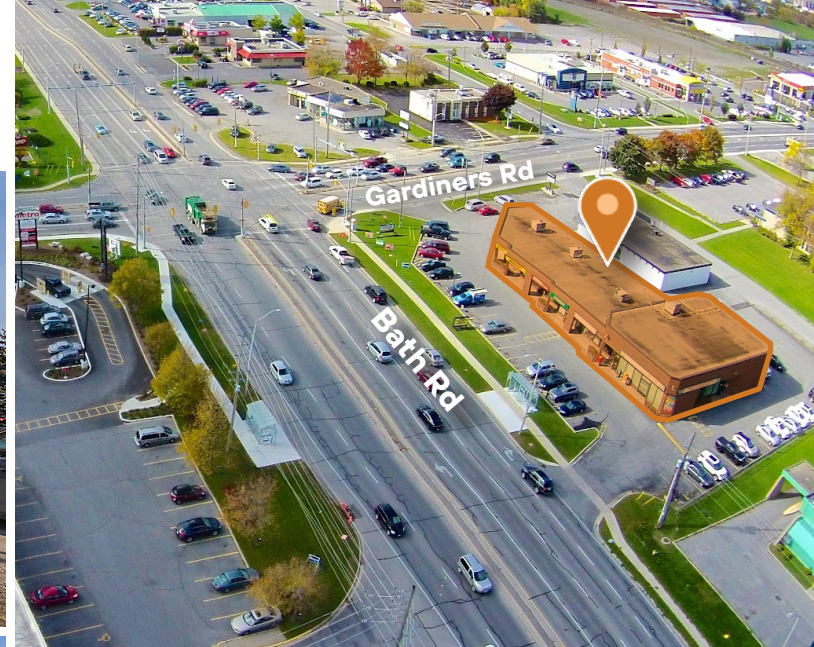


Rockwell Commercial
Real Estate, Brokerage

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com

Photo Gallery



Traffic Counts Gardiners Road @ Bath Rd

North/South	36,030
East/West	58,456

AACT: 2019

Zoning

CG - General Commercial Zoning

(By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- Animal care
- Automobile sales establishment
- Community centre
- Day care centre²
- Financial institution
- Fitness centre
- Grocery store
- Institutional use
- Laundry store
- Office
- Personal service shop
- Recreation facility
- Repair shop
- Restaurant
- Retail store
- Special needs facility
- Training facility
- Wellnes facility

Existing Floor Plan



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

©2024 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. V260602



**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com