

# FOR SUB-LEASE

# FREESTANDING BUILDING KINGSTON



## 77 CONCESSION STREET

### FEATURES

- High-visibility well maintained freestanding building with extensive frontage
- Prime corner location at the signalized intersection of Concession and Alfred Streets for maximum daily vehicle exposure.
- Various storefront signage opportunities and multiple site entrances for easy customer access.
- Ample paved parking on site for staff, clients, and commercial vehicles
- Two access points to the property

### LOCATION

- Centrally positioned between the growing residential North End and the dense Downtown core.
- Located just minutes from Highway 401 via the Division Street and John Counter Blvd interchanges.
- Directly adjacent to the Kingston Memorial Centre, a major destination for city-wide events and recreation.
- Within walking distance to most amenities, and very close to several transit routes.

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Broker

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# RETAIL OPPORTUNITY



**LEASE RATE:** \$12.00 psf net  
**ADDITIONAL RENT:** \$5.61 psf (2025 est.)



**LEASEABLE AREA:** +/- 6,000 sq ft  
(Includes +/- 574 sq ft mezzanine)



**LEVELS:** Two (2) storeys



**LOADING:** Two (2) Grade-level drive-in doors  
+/- 9'6" x 9'11" and +/- 13'11" x 12'



**CLEAR HEIGHT:** To be verified by Tenant  
(Ideal for light industrial/auto)



**ZONING:** C2.80 (General Commercial - Specialized Permitted Uses include: retail, auto service, business office, clinic, restaurant)



**ELECTRICAL:** Single-phase 200amp



**WATER:** Municipal



**HVAC:** Gas forced air / two roof-mount units



**SIGNAGE:** Extensive signage opportunities



**AVAILABILITY:** Immediate/Negotiable



**PARKING:** Ample on site





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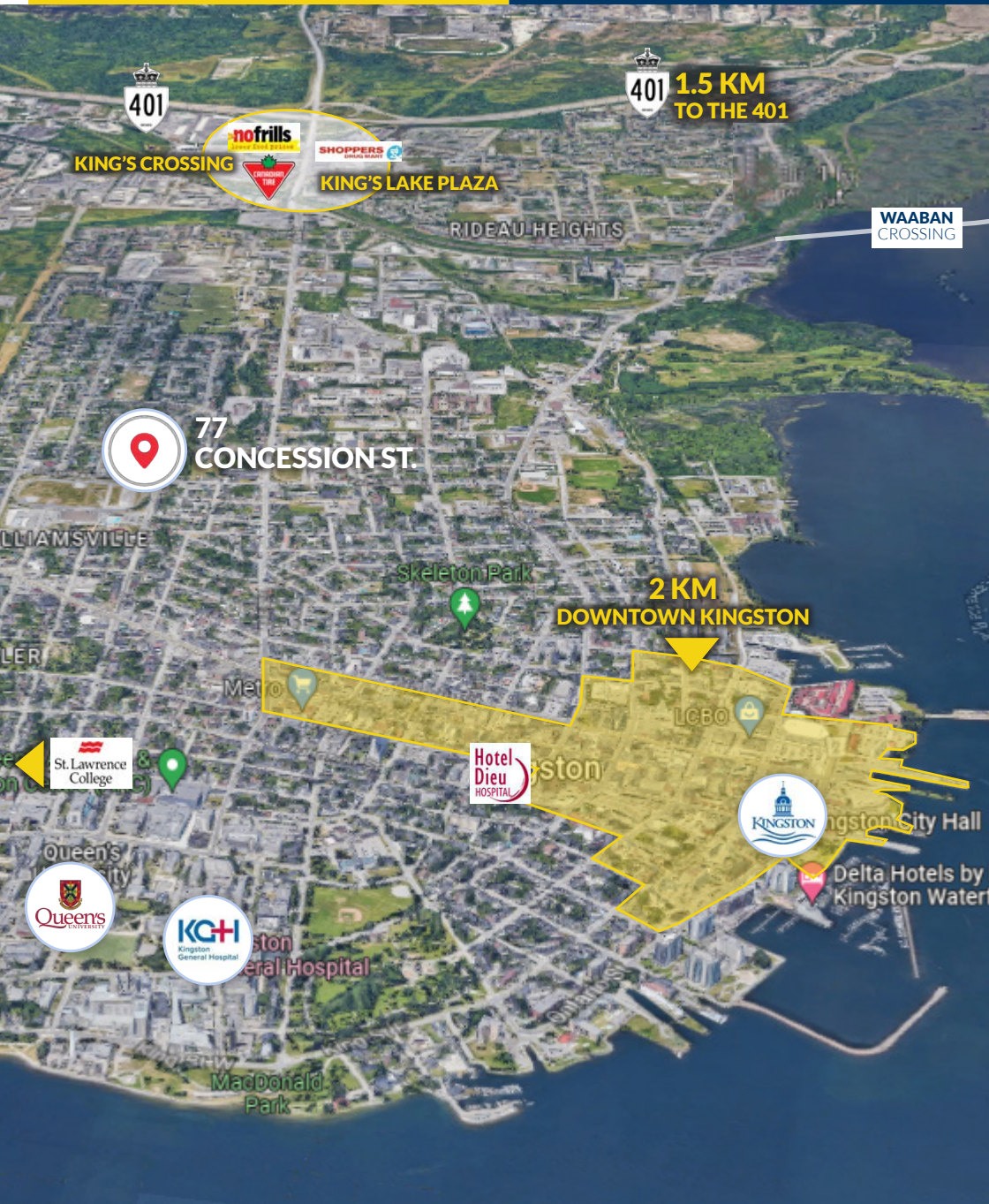
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## NEIGHBOURHOOD HIGHLIGHTS

### RESTAURANTS

- East Side Village
- Hoagie House
- Mamma Mia Pizza
- Big Bites Kingston

### GROCERY

- Quattrocchi's
- NoFrills
- Giant Tiger

### AMENITIES

- King's Crossing Fashion Outlet
- Landmark Cinemas
- Service Ontario
- Canada Post
- The Beer Store
- Petro-Canada, Shell, Esso
- Canadian Tire
- LCBO

## KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Small City in Canada for Startups in 2025, for the 6th Consecutive Year (*StartupBlink*)
- Ranked #1** Top Small City Worldwide in Energy & Environmental Ecosystems in 2025 (*StartupBlink*)
- Ranked #1** Best City Access to Amenities in Ontario in 2024 (*Globe and Mail*)
- Ranked #1** Best Cities for Students in Canada in 2023 (*HelloSafe*)
- Ranked #2** Ontario's Trending Cities for Renters in 2025 (*Rent Cafe*)
- Ranked #5** Best Place to Live in Ontario in 2024 (*uhomes.com*)
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*

