

For Lease

**662 King St W,
Units 1 & 2, Kingston,
ON**

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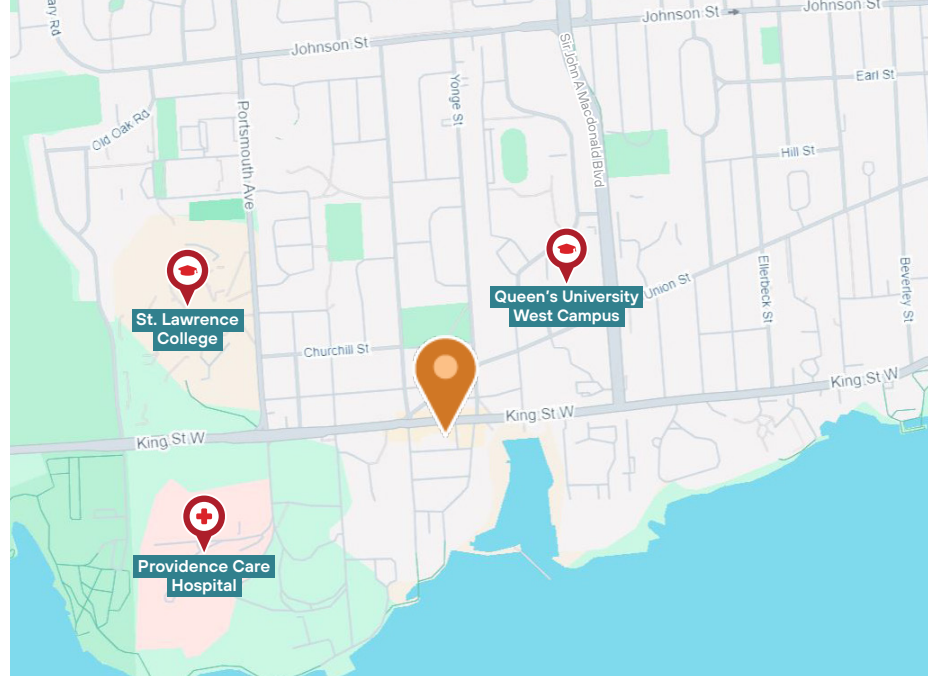


 **78 Brock St. Kingston, ON K7L 1R9**
www.rockwellcre.com

Rockwell Commercial Real Estate, Brokerage

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Property Facts

| | Unit 1 | Unit 2 | Unit 1 & 2 |
|------------------------|---|-------------|-------------|
| Available Space | ± 900 sf | ± 1,512 sf | ± 2,412 sf |
| Basic Rent | \$22.00 psf | \$18.00 psf | \$19.50 psf |
| Additional Rent | \$13.59 psf (2026 estimate) | | |
| Utilities | Included in Additional Rent | | |
| Electrical | To be confirmed | | |
| HVAC | Unit 1: Suspended forced air heater Unit 2: In-floor hot water, radiant heating Units 1 & 2: Ductless split A/C units | | |
| Parking | 6 paved spaces on site, in common | | |
| Signage | Storefront and streetfront pylon | | |
| Landlord | 1809614 Ontario Ltd. | | |
| Availability | Flexible | | |
| Comments | Very unique and charming boutique space in historic building. Attractive leasehold improvements in place | | |

Location

Situated in the heart of Portsmouth Village, one of Kingston's most historic and charming waterfront communities, this retail space offers exceptional visibility and a welcoming neighbourhood feel. Just steps from Portsmouth Harbour, Lake Ontario Park, and St. Lawrence College, Providence Care Hospital the area benefits from year-round foot traffic from residents, students, and visitors alike. The village is home to a vibrant mix of local shops and services, with convenient access to downtown Kingston and major arterial routes including King Street, Portsmouth Avenue and Sir John A. Macdonald Boulevard.

Zoning

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

- Community centre
- Creative centre
- Financial institution
- Fitness centre
- Grocery store
- Laundry store
- Museum
- Office
- Personal service shop
- Restaurant
- Retail store
- Wellness clinic

Traffic Count

King Street West @
Union Street @ Mowat
Avenue*

| | |
|--------------|---------------|
| N/S | E/W |
| 6,408 | 24,315 |

King Street West @
Younge Street**

| | |
|--------------|---------------|
| N/S | E/W |
| 2,174 | 22,853 |

*Source: AADT 2022 | **Source: AADT 2020

Floor Plan



Existing openings that can be uncovered and utilized to connect units 1 & 2

Rockwell

COMMERCIAL

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