



For Lease

745 Gardiners Rd, Units 12
Kingston, On

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78 Brock St Kingston, ON K7L 1R9

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Property Details

Rentable Area	± 1,158 sf
Base Rent	\$18.00 psf
Budgeted Additional Rent	\$9.17 psf (est. 2026)
Utilities	Separate - Paid by Tenant
HVAC	Gas-forced air
Electrical	100 Amp (TBC)
Parking	Ample on-site
Signage	Building & Pylon available
Occupancy	Available Immediately



Highlights

- Strategically located on Gardiners Road, one of Kingston's busiest commercial corridors, offering excellent visibility and exposure
- Access from Gardiners Road & Arlington Park Place
- Directly across from the RioCan Centre, home to major retailers, restaurants and amenities including, Home Depot, Best Buy, Staples, Scotia Bank, TD Bank, Golf Town, Food Basics, Michaels, Home Sense, Winners, Cineplex, Starbucks, Kelsey's, Montana's and much more.
- Minutes from Highway 401 and major arterial routes, providing seamless regional and local access



Traffic Count

Gardiners Road @ Taylor-Kidd Boulevard

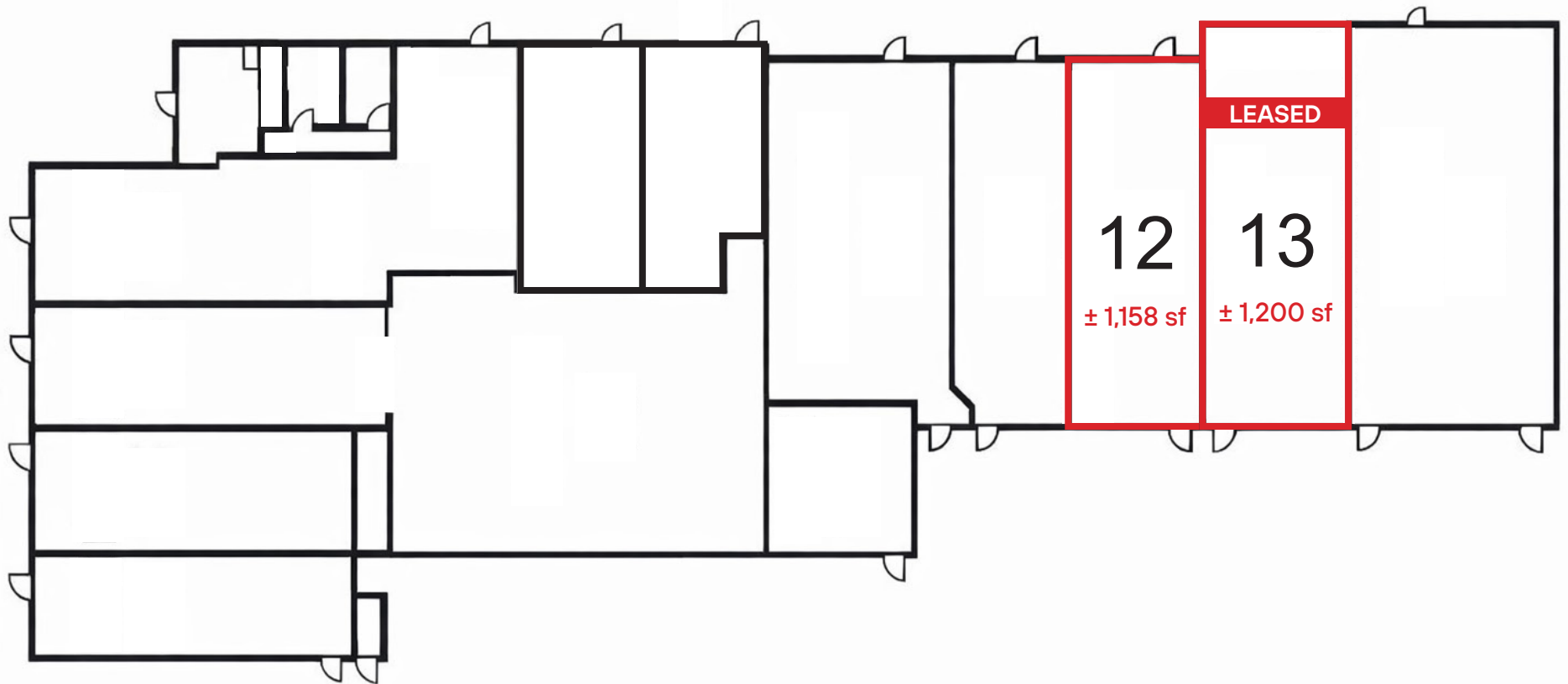
N/S **56,474**

E/W **45,135**

*Source: AADT 2023



Floor Plan





RIO CAN
REAL ESTATE INVESTMENT TRUST

- | Major Retailers & Services | Restaurants & Food Services |
|---|--|
| <ul style="list-style-type: none"> • Golf Town • PetSmart • Staples • Dollarama • Food Basics • HomeSense • Urban Barn • Mark's Work Wearhouse • Lee Valley • Scotiabank • TD Canada Trust | <ul style="list-style-type: none"> • 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

📍 Zoning

CA By-Law № 2022-62 The **General Commercial Zone** allows for a broad range of uses including but not limited to:

- | | | | |
|--|--|---|---|
| <ul style="list-style-type: none"> • Animal care • Automobile sales establishment • Banquet hall • Commercial parking lot • Community centre • Club • Creativity centre | <ul style="list-style-type: none"> • Day care centre • Financial institution • Fitness centre • Service station • Grocery store • Institutional use • Laundry store | <ul style="list-style-type: none"> • Library • Museum • Office • Personal service shop • Recreation Facility • Recreational vehicle sales establishment | <ul style="list-style-type: none"> • Repair Shop • Restaurant • Retail store • Special needs facility • Training facility • Wellness clinic |
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Contact Information

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