

73 Queen Street Unit ##2, Kingston, Ontario K7K 1A5

Listing

73 Queen St ##2 Kingston

Active / Commercial Lease / Commercial / Retail

MLS® #: **X12002379**

List Price: **\$1,400.00 / Per Month**

New Listing



Frontenac/Kingston

Tax Amt/Yr: **\$1.00/2024/N/A** Transaction: **Lease**
SPIS: **No** DOM: **15**
Legal Desc: **PT LT 192 ORIGINAL SURVEY KINGSTON CITY PT 4 13R7286; KINGSTON; THE COUNTY OF FRONTENAC**

Category: **Retail** Use: **30**
Link: **No** Holdover: **30**
Freestanding: **No** Franchise: **TBA**
Occupant: **Tenant** Possession: **TBA**
Lease Term: **TBA**
Zoning: **Commercial**
Cross Street: **Queen/Wellington**
Directions: **Queen/Wellington**
Prop Mgmt: **Queen/Wellington**
Status Cert: **Queen/Wellington**

Seller: **2184541 Ontario Ltd.**

Recent: **03/05/2025 : NEW**

PIN #: **101103010005100** Contact After Exp: **No**
Additional PIN #: **101103010005100** Under Contract Mnthly: **No**
Possession Type: **Other** Possession Date: **No**
Possession Rmks: **TBA** Road Access Fee: **No**
Local Improv: **No** Survey Year/Type: **No**
Seasonal Dwelling: **No** Realtor Sign on Prop: **No**

Total Area: **300.00 Square Feet** Survey: **Yes** Out Storage: **No**
Ofc/Apt Area: **300 Square Feet** Lot/Bldg/Unit/Dim: **Unit 24.7 x 37.6** Rail: **No**
Industrial Area: **0.00 Square Feet** Lot Irreg: **None/** Basement: **No**
Retail Area: **300 Square Feet** Crane: **No** Elevator: **No**
Apx Age: **100+** Water: **Municipal** UFFI: **No**
Amps: **100** Sewers: **Sanitary & Storm**
Clear Height: **6'** Garage Type: **None**
Heat: **Gas Forced Air Cldsd** Energy Cert: **No**
Phys Hdcp-Eqp: **No** # Trl Spcs: **0**
Sprinklers: **No Sprinklers**

Commercial/Financial Information

Maintenance: **Other:** Operating Expenses: **Term Min Rent: 12**
Net Inc B4 Debt: **Term Max Rent: 90**

Remarks/Directions

Client Rmks: **What an amazing opportunity In the heart of historical downtown Kingston. This small but versatile commercial space is perfect anyone looking to be downtown with great exposure that doesn't need tons of space for an office or retail use, offering exceptional visibility and exposure through foot traffic and 1000's of vehicles per day. Available immediately. Lease monthly for \$1400 plus HST. All utilities and property taxes are included.**

Inclusions: **Window coverings.**

Exclusions: **None**

Rental Items: **None**

Broker Rmks: **Please contact Listing Agent for details. Listing Agent is under Designated Representation.**

Appointments: **Broker Bay**

Showing Requirements: **Showing System**

Brokerage Information

Financing: **--** Perm to Advertise: **No** Contact After Expired: **No**
Buyer Agency Compensation Remarks: **No**
List Brokerage: **BALL REAL ESTATE INC.** Phone: **705-775-2255**
List Brkr Addr: **191 HUNTER STREET W, Peterborough K9H2L1** Fax: **705-651-0212**
List Salesperson: **JEFF SANDS, Broker** Phone: **705-243-9797**
Contract Date: **03/05/2025** Leased Terms: **08/01/2025** Original \$: **\$1,400**
Cancellation Date: **03/05/2025** Expiration Date: **1/2 months rent**
Last Update: **03/05/2025** CB Comm: **1/2 months rent**

Prepared By: **KATIE HADDEN, REALTOR Salesperson**

Date Prepared: **03/20/2025**