

# FEATURE SHEET



FOR SALE  
OR LEASE



## 1284 BATH ROAD, KINGSTON

*Superb frontage,  
1.3 acre lot on very  
busy main thoroughfare with wide  
range of permitted  
retail and automotive  
uses + drive-through*

### Links:

[Google Street Views](#)  
[Google Aerial Map](#)

Please contact:

**CHRIS SEEPE**  
Broker of Record, President  
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- **Bldg Size:** Tenant build to suit (tenant allowance for build, estimate up to about 12,000 sq ft, depending on parking ratios)
- **Lot Sizes:** approximately 1.3 acres (more or less)

Front Lot: 27,680 ft<sup>2</sup>

Parking Lot: 29,210 ft<sup>2</sup>

**122 foot frontage**

- **Ample Parking:** 80+ spaces (currently, paved back lot)
- **Many Permitted Uses, Zoned: C2-12** (see last page)
- **Neighbours:** *LCBO, Discount Car, Pet Superstore*
- **Shadow anchors** (Frontenac Mall) **by:** *Food Basics and Pharmacy, Harvey's, Swiss Chalet, Dollarama, etc.*
- **Traffic Count: 39,000** (2011)
- Existing electrical transformer
- **Transit Buses** stop out front
- **Lease: \$25 triple net**      • **Purchase: \$439,995**

**Drive-thru possible**

**Phase 2 Env. - Feb/12**

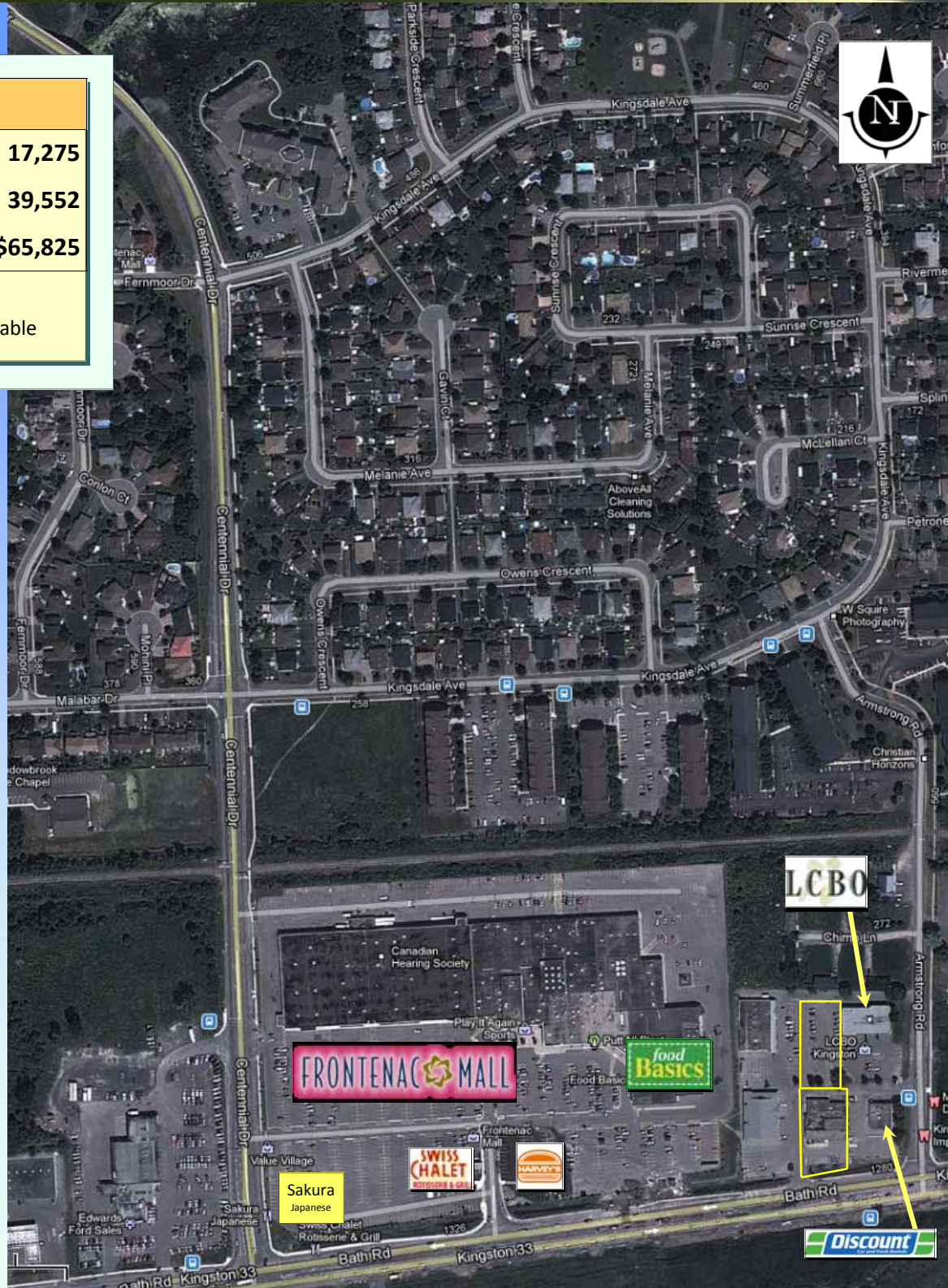
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## Demographics

<b>Total Households</b>	<b>17,275</b>
<b>Total Population</b>	<b>39,552</b>
<b>Avg Household Income</b>	<b>\$65,825</b>

3 km radius  
Detailed demographics available



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Strip plaza  
of independent  
retailers

Parking:  
29,210 ft<sup>2</sup>

About 80  
Parking  
Spaces

LCBO

LCBO  
Kingston

FRONTENAC MALL

Front Lot:  
27,680 ft<sup>2</sup>

Building  
leveled, now  
gravel-covered  
vacant lot

PET  
PARADISE  
SuperStore

Discount  
Car and Truck Rentals

Cut & Dried  
Family Hairstyling

Frank Molnar  
Hair Design

Bath Rd

Bath Rd

Bath Rd

Kingston 33

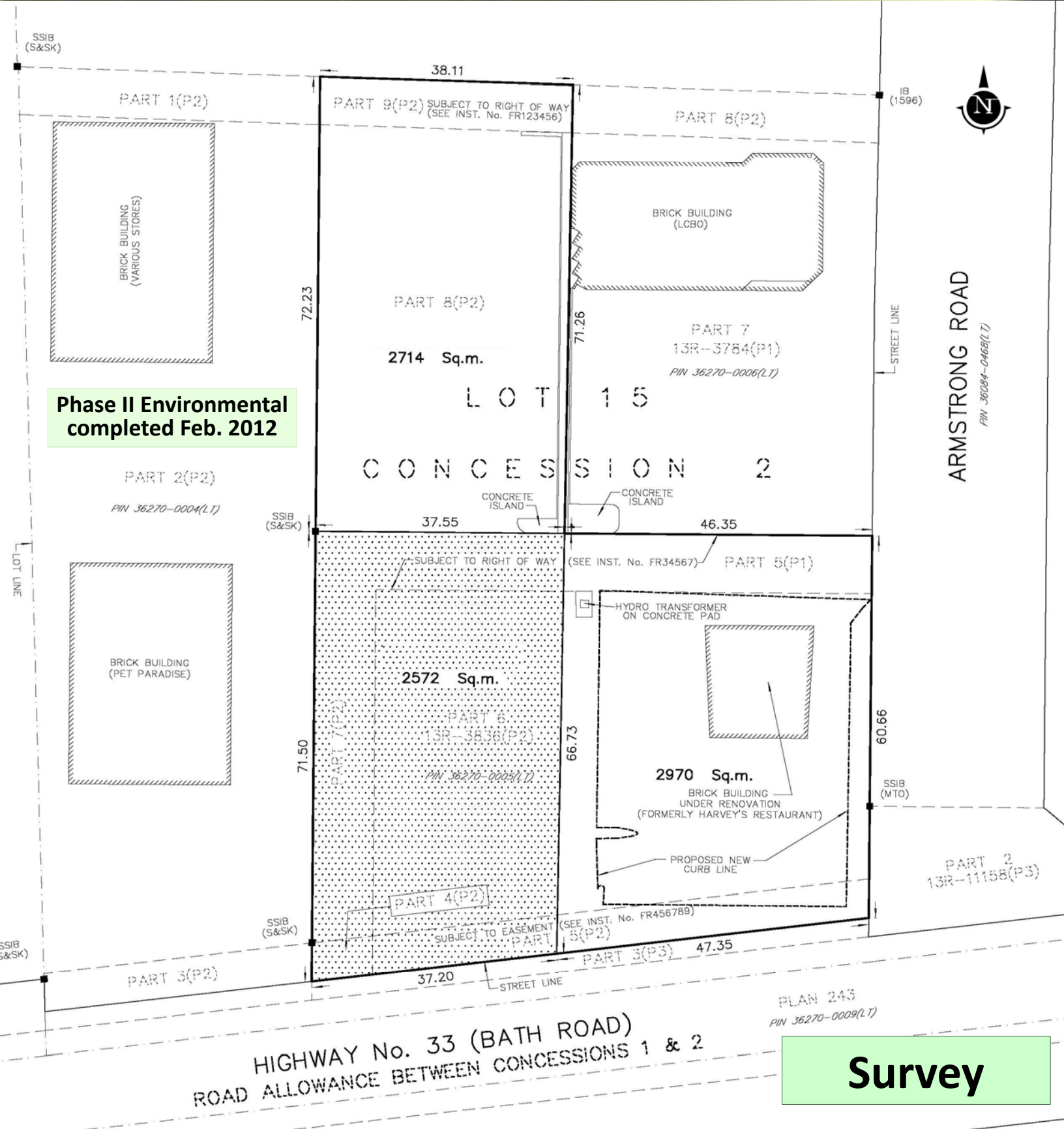


Bath Rd

# FEATURE SHEET



AZTECH  
REALTY INC.  
BROKERAGE



Phase II Environmental completed Feb. 2012

**Survey**

# FEATURE SHEET



## Permitted Uses

Zoning: (C2-12) General Commercial

## Distance (in km) from the Subject Property to Other Retailers and Amenities

Appliance rental shop  
 Auditorium  
 Automatic car wash  
 Automobile service station  
 Bank  
 Beverage room  
 Boat sales establishment  
 Business or professional office  
 Clinic  
 Commercial club  
 Commercial school  
 Copy shop  
 Day nursery  
 Dry-cleaning or laundry outlet  
 Funeral home  
 Gasoline retail facility  
 Home occupation  
 Institute  
 Laundromat  
 Merchandise service shop  
 Parking lot (83-43)  
 Personal service shop  
 Private club  
 Public use (restrictions)  
 Recreational establishment  
 Restaurant  
 Retail store  
 Shopping centre (restrictions)  
 Supermarket  
 Take-out restaurant  
 Undertaking establishment  
 Vehicle sales or rental  
 Veterinary clinic

**Tire**  
 Kingston Dodge Chrysler 1.64  
 Midas Auto Service & Tires 1.95  
 D & D Auto Services Ltd 2.15  
 Canadian Tire 2.19  
 Speedy Auto Service 2.27  
 More Than Tires Auto 2.27  
 Fielding's Tire 2.54  
 DPD Auto Centre Inc 2.54  
 Jerome Taylor Auto Mall 2.62  
 Taylor Chevrolet 2.67  
 Black Dog Tire & Lubricant 3.15  
 Auto Add-Ons 3.35  
 Walmart 3.89  
 Benson Tire 3.97  
**Auto Repair**  
 Kingston Hyundai 0.35  
 Edwards Ford Sales 0.62  
 Kingston Dodge Chrysler 1.64  
 FixAuto Kingston 1.64  
 D & D Auto Services Ltd 2.15  
 Canadian Tire 2.19  
 Kingston Nissan 2.51  
 NAPA AutoPro 2.56  
 Speedy Auto Service 2.85  
 James Braden Ford 3.09  
**Groceries**  
 Food Basics 0.25  
 M&M Meat Shops 1.30  
 Food Basics 1.75  
 Loblaws 1.94  
 Metro 2.11  
 FreshCo 2.25  
 Sigrid's Natural Foods 2.30  
 Farm Boy 2.42  
 Sue's Gluten Free Products 2.43  
 M&M Meat Shops 2.64

**Pharmacy**  
 Food Basics 0.25  
 Rexall Pharma Plus 1.59  
 Loblaw Pharmacy 1.96  
 Rexall Pharma Plus 2.13  
 Shoppers Drug Mart 2.55  
**Shopping**  
 Mr Jackets 0.51  
 Urban Wear 0.51  
 Value Village 0.52  
 Active Orthopedic Solutions 1.71  
 Campus Crew 1.74  
 Old Navy 1.75  
 Winners Apparel Ltd 1.84  
 Mark's Work Wearhouse 1.95  
 Revolving Door The 1.95  
 St. Lawrence College 1.97  
 Red Beards Sports 2.05  
 Bonnie Togs 2.12  
 La Vie En Rose Outlet 2.12  
**Coffee**  
 Chit Chat Café 0.39  
 Tim Hortons 0.69  
 coffeeco Kingston Centre 2.15  
 Tim Hortons 2.22  
 Café Sul Posto 2.39  
 Chit Chat Cafe 2.39  
 Starbucks 2.43  
**Schools**  
 Module De L'Acadie 0.03  
 Canadian Hearing Society 0.47  
 Canadian Hearing Society 0.51  
 Trillium College 0.51  
 Leading Hands of Canada 1.25  
 Conseil des écoles 1.34  
 Saint Thomas More 1.52  
 Kingston Montessori 1.54  
 École Secondaire Publique 1.65

**Restaurants**  
 Taco Bell 0.04  
 KFC 0.15  
 Double Double Pizza 0.17  
 Kingston Iranian Food 0.17  
 Harvey's Restaurants 0.25  
 Red Lobster 0.33  
 Swiss Chalet Rotisserie 0.37  
 Sakura Japanese Rest. 0.51  
 Frontenac Mall 0.51  
 Subway Sandwiches 1.06  
 Greek Islands The 1.17  
 Red Lobster 1.28  
 Pizza Pizza 1.29  
 McGinnis Landing 1.34  
**Outdoor Places**  
 Cataraqui Bay Conservation 0.88  
 McCollough Park 0.92  
 Grenville Park 0.94  
 Meadowbrook Park 0.99  
 Lafleur Park 1.44  
**Bars**  
 Newcourt Fields 2 1.48  
 Tonic Gin Mill 1.98  
 Raxx Bar & Grill 2.13  
 Wild Stallion Saloon 2.32  
 The Loyal Oarsman 2.48  
**Bank**  
 TD Canada Trust 2.09  
 Scotiabank 2.19  
 Bank of Montreal 2.29  
 BDC 2.34  
 CIBC 2.54  
 Credit Union Central 2.58  
 Unity Saving 2.61  
 RBC Royal Bank 2.68  
 National Bank 3.33