



FOR SALE

1472 KING STREET E, KITCHENER

\$149,000

\$6,746 gross rent

2,500 Sq Ft

Licensed Restaurant

A M AFRICA RESTAURANT

Large 2,500 sq ft restaurant located on King Street in Kitchener is available for take-over or for rebranding. This popular location has excellent sales and a great location right off of the split of Highway's 7 and 8 with access to the 401.

There is an 11-foot commercial hood in the open concept kitchen. Open to new concepts, cuisines, and franchises. Also available as the current restaurant concept with training to be provided.

The new operator will have a brand-new lease with gross rent of \$6,746 including TMI with a long 5 + 5 + 5 year term. Liquor license of 73 + 28 on the sunny west facing patio, with parking for 32. Please do not go direct or speak to staff.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

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Royal LePage Signature Realty
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This document is not meant to solicit existing listings. (12.2002).

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OTHER LOCATIONS:



WILD ORCHID

- Licensed for 140 + 26 on patio
- 4,500 sq ft
- Great lease of \$5,000 Gross
- The "Queen St of Hamilton"



RALLY SPORTS BAR

- Licensed for 290 inside + 80 on patio
- 7,000 sq ft
- Very good rent of \$12,500 gross rent
- Big sales and very profitable



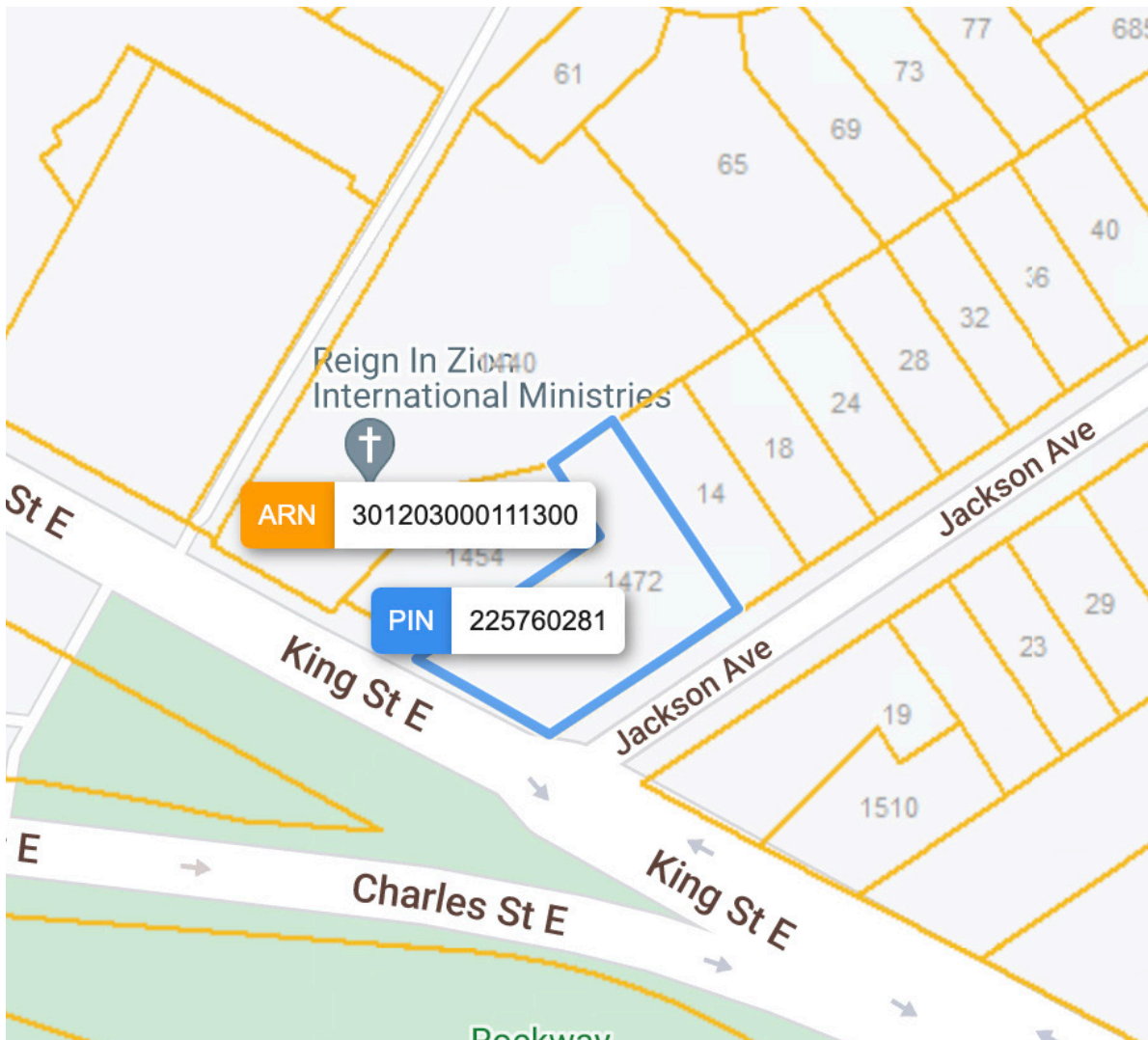
PIAZZA BISTRO

- Very popular restaurant with patio
- 2,200 sq ft
- \$6,800 gross rent
- Downtown Oakville with full kitchen



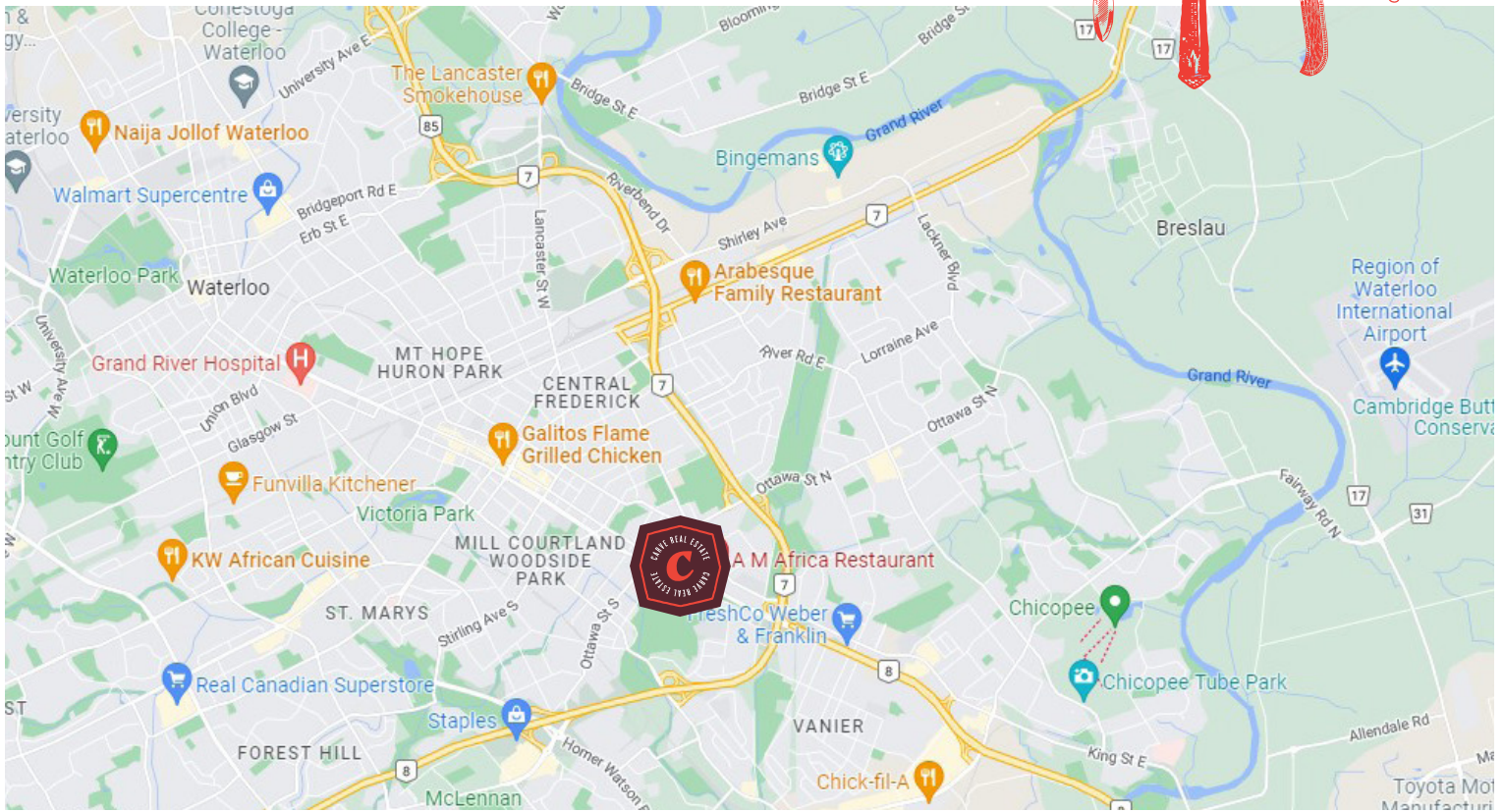
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BUILDING DETAILS

This location is at the beginning of “Downtown King Street”, which is to say that it is located after the Highway 7 and Highway 8 split, where the two main highways of the region split from one another and circumvent the cities of Waterloo and Kitchener.

This is to say that it is at an excellent location for take-out, deliveries, catering, and more. The Highway 7 & 8 juncture is also the main access to Highway 401, bringing in all of the traffic from the country’s most busy highway.

Property Details: This unit has been a restaurant for over half a century and was the Rockaway Fish & Chips for over 60 years, one of KW’s busiest restaurants and a staple in the community.

It is currently an African cuisine restaurant with a popular following and very impressive sales. Full hood system, bar, liquor license, patio, and dining rooms. Available for conversion.

LOT SIZE

Frontage:
86.81 along King Street E

Depth:
Approximately 128.32 ft

Raw Measurements:
42.01 ft x 50.33 ft x 125.26 ft
x 86.95 ft x 128.32 ft x 128.20 ft

Total Area:
13,605.57 ft² (0.312 ac)



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