



FOR SALE

146 KING ST W, KITCHENER

\$299,000

\$6,325 Gross Rent

3,300 Sq Ft

Licensed Restaurant

ISLAND MIX - KITCHENER

Turnkey licensed restaurant in an excellent downtown Kitchener location on King Street West. Currently a very popular restaurant with strong sales, this 3,500 sq ft space in the best part of Kitchener is popular as both a restaurant and a nighttime destination known for live music.

Available for rebranding into a different concept, cuisine, or franchise. Great visibility and seasonal patio licensed for 90 inside. Please do not go direct or speak to staff.

Excellent lease rate of \$6,325 gross rent including TMI with 4 + 5 + 5 years remaining on the term. Large 3,300 sq ft layout with high ceilings, exposed brick, and a huge 30 ft long commercial hood in the chef's kitchen with 2 walk-ins.

READY FOR SECONDS?

Call me to discuss this listing today.

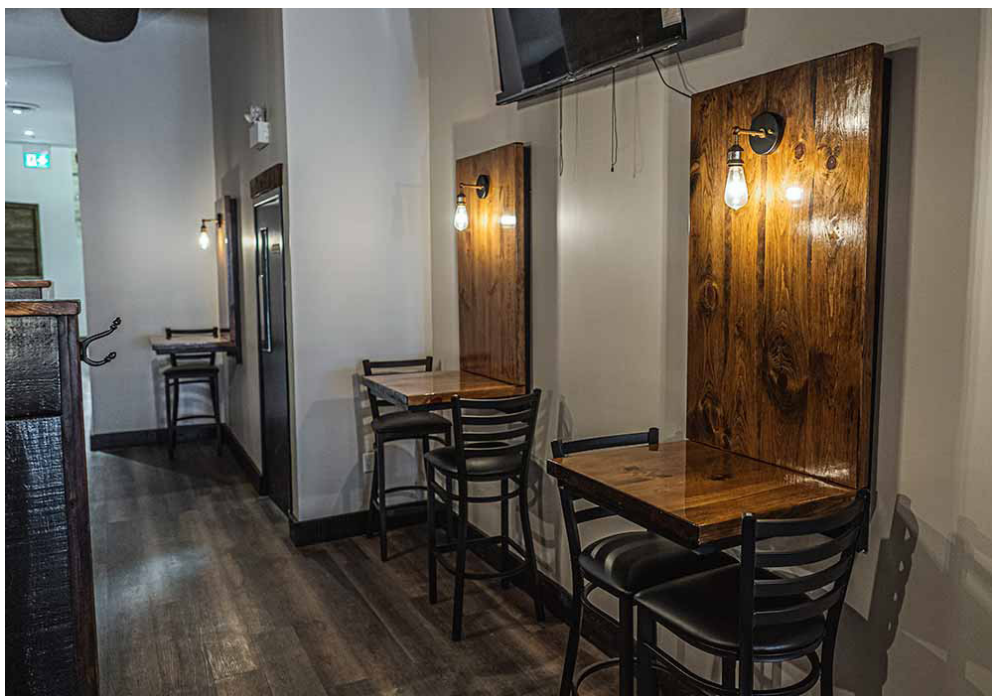


RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002)

carve REAL ESTATE



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002).



OTHER LOCATIONS:



ISLAND MIX - OSHAWA

- Licensed Restaurant
- \$5,929 Gross Rent
- 3,000 Sq Ft
- License of 70 + 48 for patio



QUEEN OF HEARTS TEA HOUSE & GIFT SHOP

- Licensed Restaurant
- \$2,844 Gross Rent
- 1,616 Sq Ft
- Seating for 35



A M AFRICA RESTAURANT

- Restaurant
- \$6,746 Gross Rent
- 2,500 Sq Ft
- 101 Seats

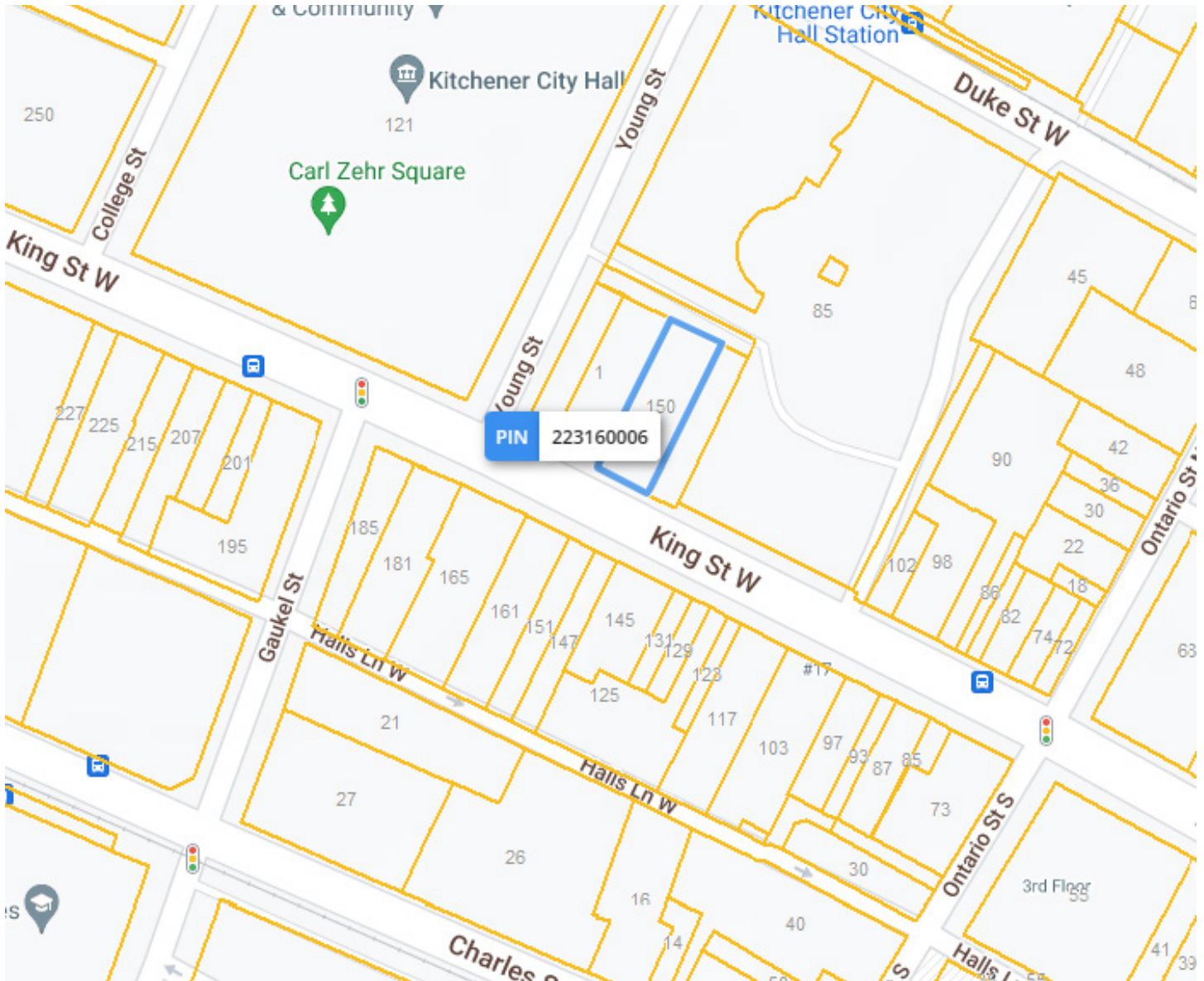


RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002).

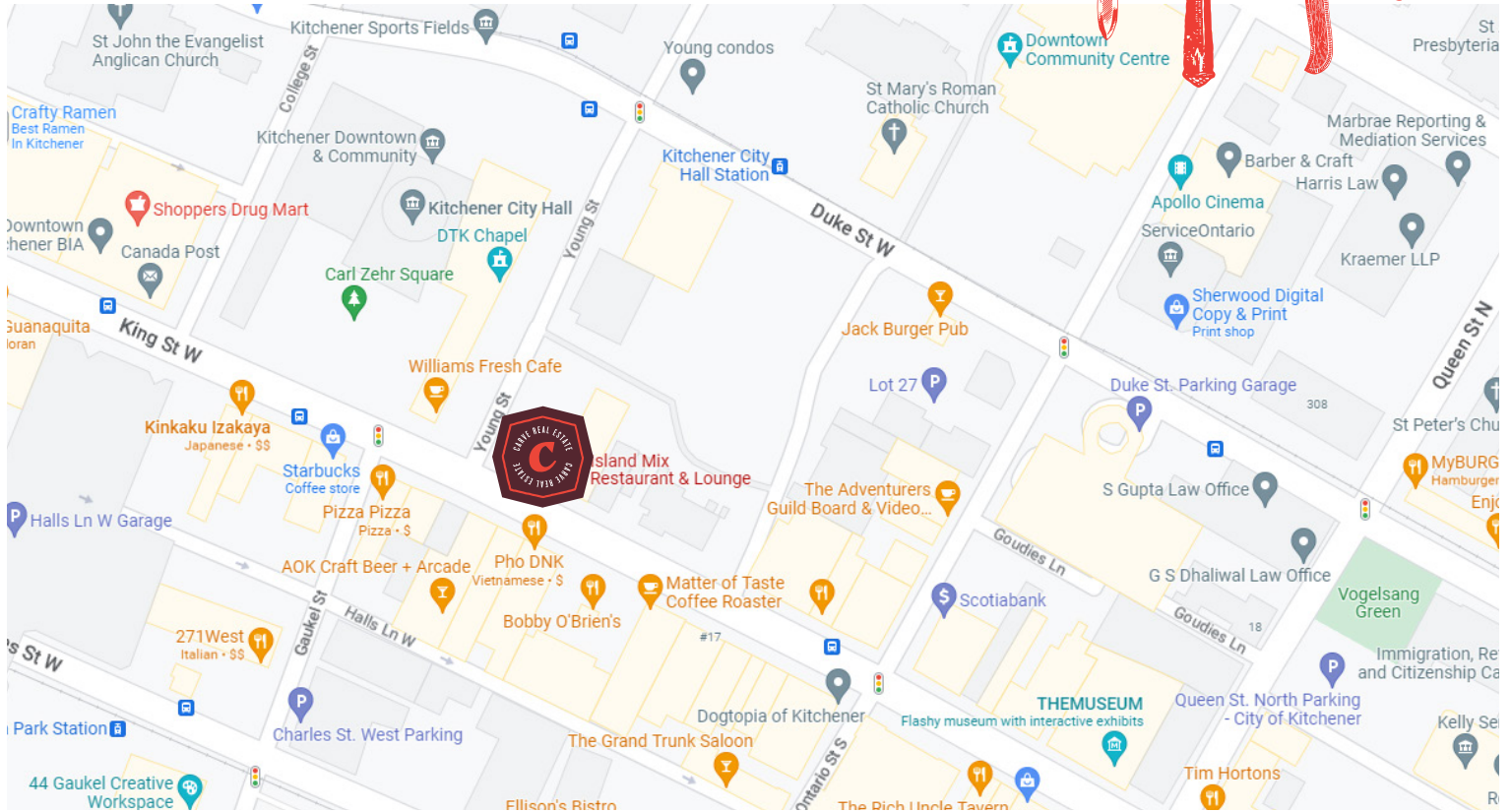
carve REAL ESTATE



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002)



BUILDING DETAILS

This location in the heart of downtown Kitchener where you are surrounded by the best restaurants and shopping that the city has to offer. This building in particular has maintained its beautiful brick and stone facade and is flanked by two redeveloped lots where new buildings now stand. Offices to one side and high-end condos on the other.

The 3,500 sq ft space has a great layout ideal for parties and events. The business benefits from a great seasonal patio where the patrons can enjoy live music and people watch.

Property Details: There is a long, beautiful bar full of great leaseholds and equipment. The back end is just as impressive with a full commercial kitchen and a monstrous hood of 30 ft that can handle any cuisine.

LOT SIZE

Frontage:
48.00 ft along King St W

Depth:
Approximatley 140.00 ft

Dimensions:
139.46 ft x 47.38 ft x 139.48 ft x 47.38 ft

Size:
6,598.27 ft² (0.151 ac)



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5

This document is not meant to solicit existing listings. (12.2002).