



FOR SALE

505 PRINCESS ST, KINGSTON

BIG SMOKE BURGER

Big Smoke Burger franchise in downtown Kingston Ontario on Princess Street. This is a premium buildout and a completely renovated quick service restaurant (QSR) with brand new hood, ventilation, leaseholds, and systems with all new equipment. This location features the brand new look and colours of the franchise and is turnkey ready for a hands-on operator.

Full training and support provided by head office pending franchisee/buyer approval. Please do not go direct or speak to staff.

Lease rate of \$4,336 Gross Rent including TMI with a long 10 + 5 + 5 year term. Royalties of 6% + 3%. 1 parking space for ownership included. 1,382 sq ft layout with long QSR counter and seating for 30. Growing sales in a great location.

\$399,000

\$4,336 Gross Rent

1,382 Sq Ft

Burger Franchise

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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OTHER LOCATIONS:



DIRTY BURGER

- Great location in downtown Peterborough, patios in front and back
- 2,950 Sq Ft
- \$4,250 Gross Rent
- Licensed for 91 seats inside and 42 out



HERO CERTIFIED BURGERS

- Burger QSR Franchise
- 1,700 Sq Ft
- \$5,575 Gross Rent
- Seating for 28



FRESH BURGER

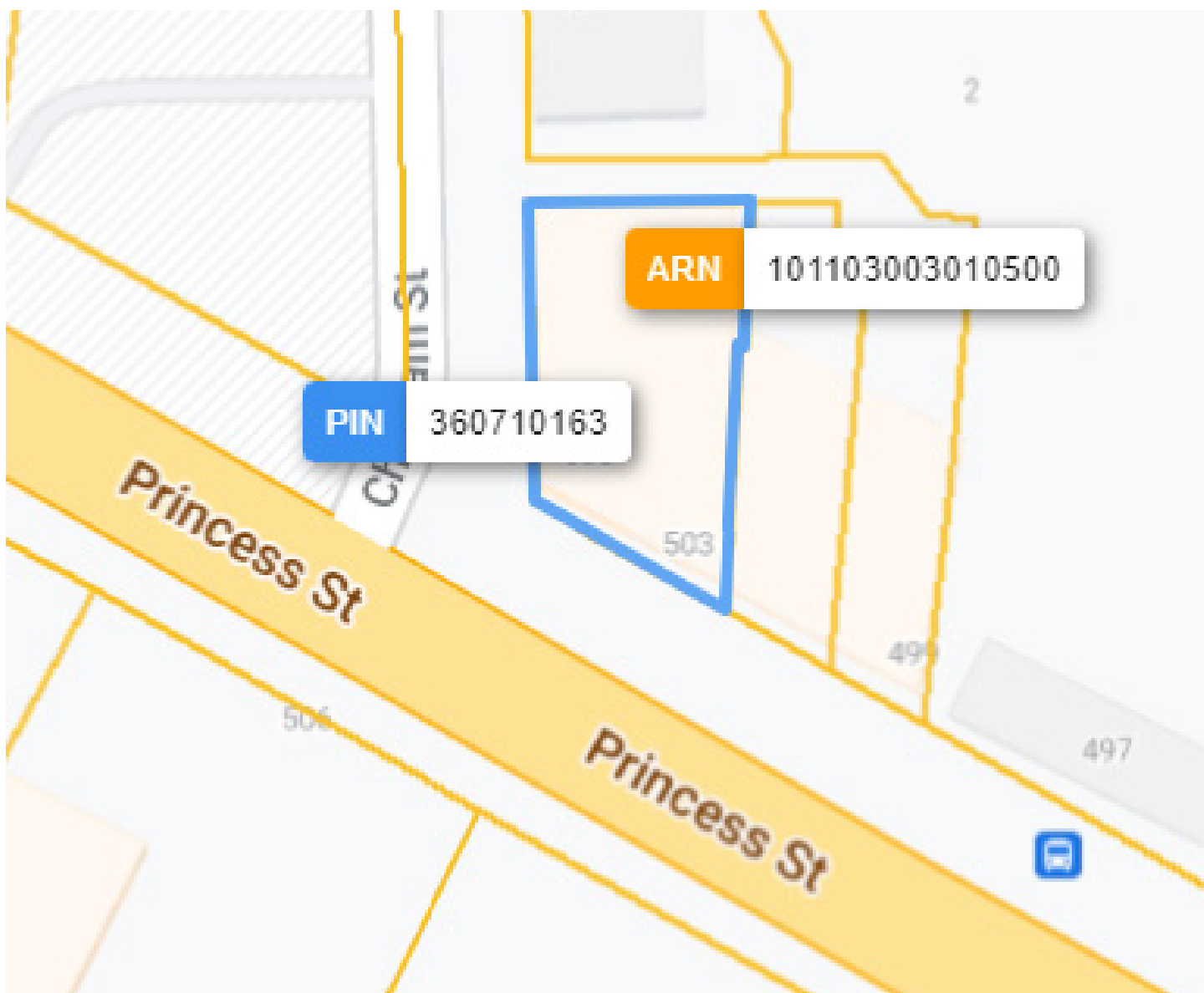
- Incredible lunch and dinner sales radius
- 1,327 Sq Ft
- \$6,371 Gross Rent
- Seating for 20



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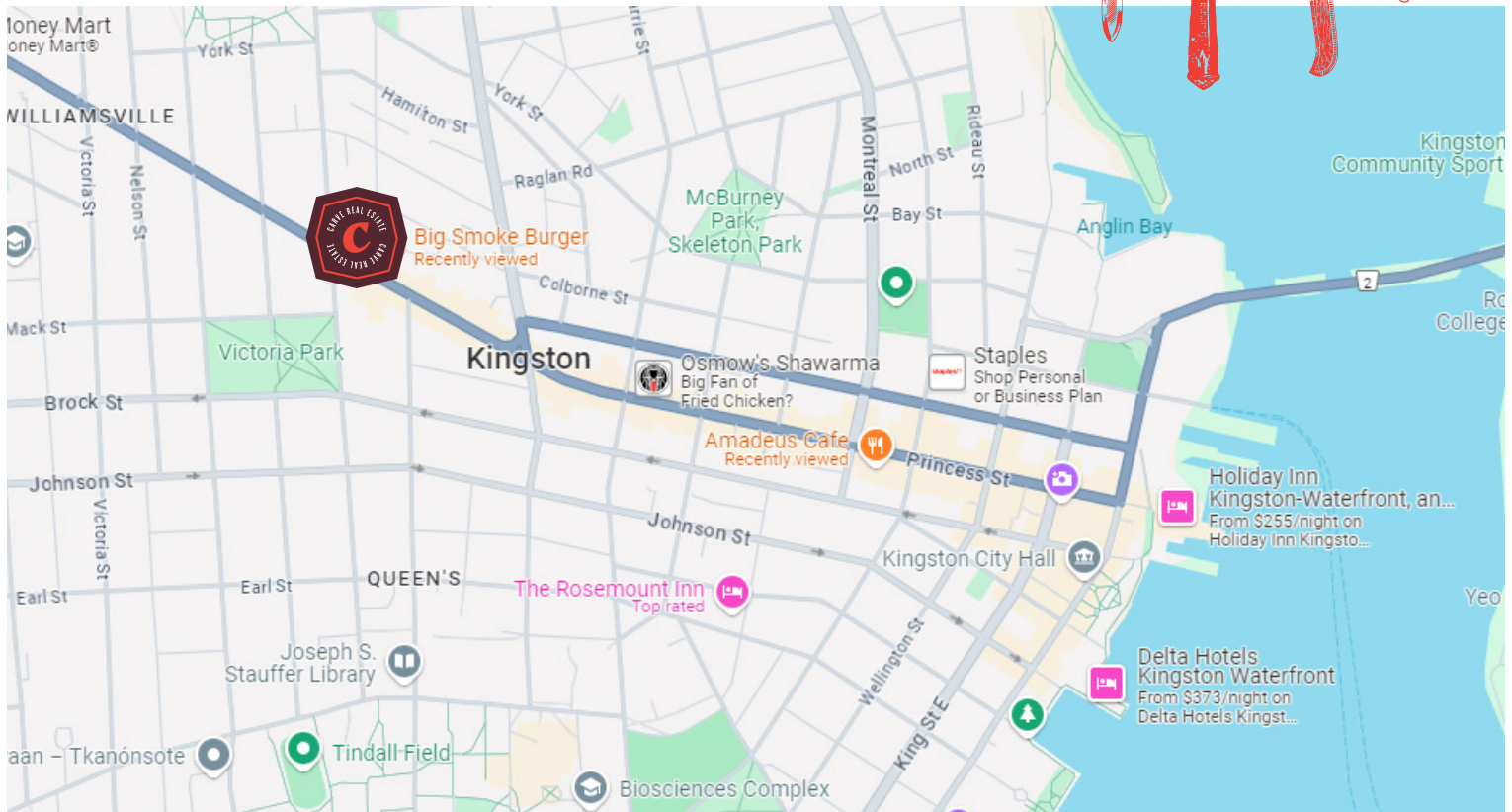


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BUILDING DETAILS

Princess Street is the major street in Kingston and it is home to over 100 restaurants from the St. Lawrence all of the way into the suburbs of the city. Surrounded by businesses, offices, tourists, residential, and of course the enormous student population.

This particular strip is home to many new condo developments, student housing, and many other restaurants and fast-food restaurants with nearly constant foot traffic on the street.

Property Details: This is essentially a brand-new buildout as the previous restaurant was completely scrapped for new leaseholds, systems, and equipment. The commercial unit shows like a brand new building.

Great signage and 1 private parking space for ownership or staff is included in the rent.

LOT SIZE

Frontage:
50 ft along Princess St

Depth:
Approximately 86.16 ft

Dimensions:
50.02 ft x 66.85 ft x 48.89 ft x
59.10 ft x 1.45 ft x 33.18 ft

Size:
3,659.73 ft²(0.084 ac)



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