

FOR SALE

170 PRINCESS ST, KINGSTON

\$399,000

\$4,600 Gross Rent

2,200 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

AMADEUS CAFE

The one and only Amadeus Cafe in downtown Kingston is available! This institution has been in a prime location in the middle the strip on Princess Street since 1992. The ONLY German style restaurant in one of Ontario's best markets is well known for its menu and great selection of Bavarian beer.

Great 2,200 sq ft layout that has a ton of character and Kingston's best "hidden gem patio" to the rear of the unit that is full all summer long. Currently operating less hours than in the past, the original owners are looking to retire. Please do not go direct or speak with ownership.

New lease to be given with lots of term for this well known business with a great customer base. Big liquor license of 82 inside and 50 on the gorgeous patio. Full kitchen with an 8-ft commercial hood and 1 walk-in. Income on top of salary.



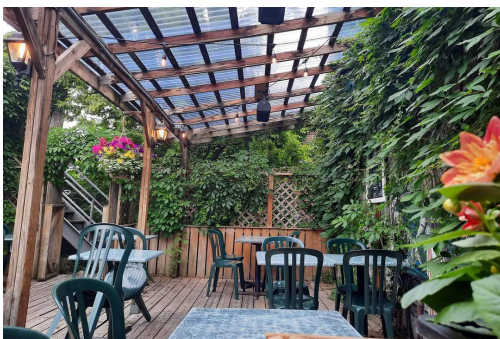
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OTHER LOCATIONS:



BIG SMOKE BURGER

- Premium buildout & completely renovated
- 1,382 Sq Ft
- \$4,336 Gross Rent
- Seating for 30



RESTAURANT & BANQUET SPACE

- Perfect venue for weddings & parties
- 7,250 Sq Ft
- Owned Property
- Licensed for 250 + 50 Patio



THE ROYAL COACHMAN

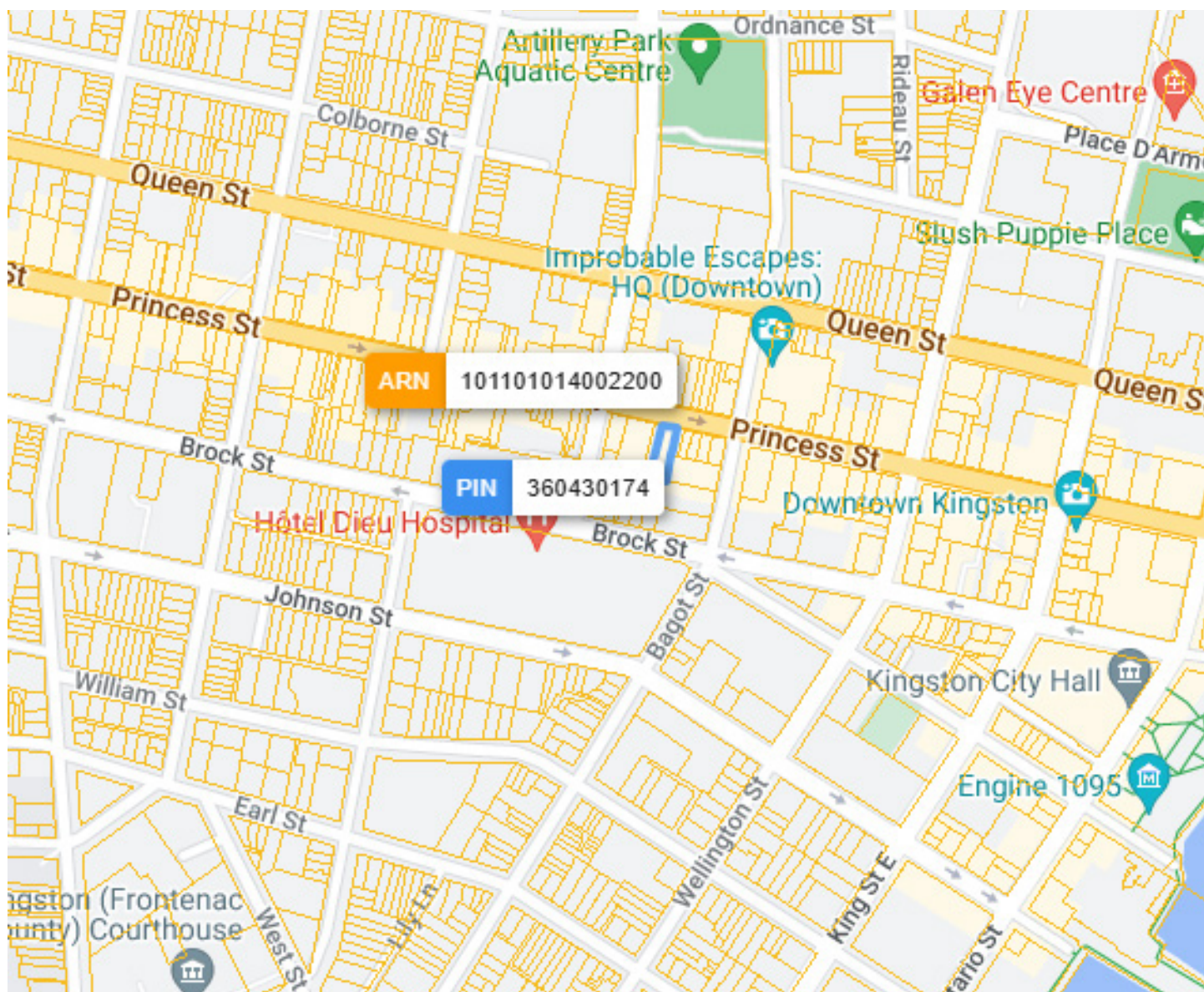
- Land, restaurant & home
- 1.8 acres - 3,190 sf - 1,934 sf
- Restaurant with Land & Home
- Licensed for 127 interior, 56 patio



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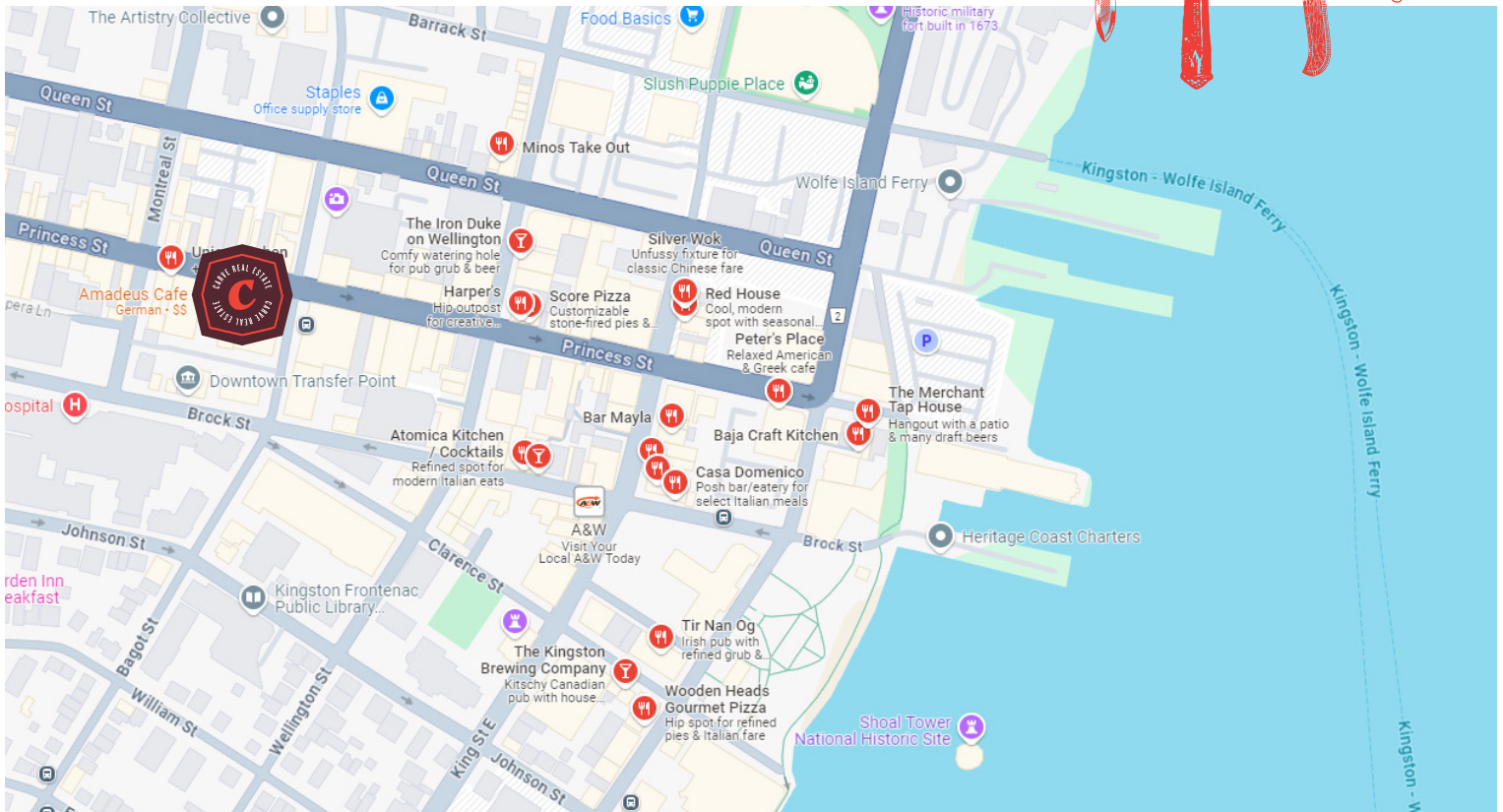


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BUILDING DETAILS

This restaurant has been in operation for a long time, and that means that the original buildout is many decades old now. This unit however has seen constant TLC in the form of maintenance and renovations and it is in very good condition.

Princess Street is the backbone of Kingston Ontario and the main road in the city. It runs from the waterfront all the way into the suburbs and is home to dozens and dozens of restaurants, bars, and cafes for the locals, the tourists, and the big student population. If you want to have good presence, then you need to be on Princess Street.

Property Details: This unit as a great layout with a cozy front dinning area as well as a second dining room to the rear of the unit allowing for the restaurant to have a large party or event while also staying open for walk-in business. The shaded patio is simply lovely and has a great reputation in town.

LOT SIZE

Frontage:
45.00 ft along Princess St

Depth:
Approximately 139.40 ft

Dimensions:
73.70 ft x 45.47 ft x 68.27 ft
x 0.35 ft x 71.96 ft x 44.14 ft x
66.50 ft

Size:
6,275.35 ft²(0.144 ac)



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