



**FOR SALE**

**328 KING ST E, KINGSTON**

**\$849,000**

**\$10,000 Gross Rent**

**2,100 Sq Ft**

**QSR Franchise**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## A&W RESTAURANTS

High-performing A&W Restaurant location in the heart of downtown Kingston ON! This is a AAA location in a gorgeous building that was formerly one of the first banks in Kingston and directly across the street from Kingston City Hall and Springer Market Square.

This is a commanding location at the corner of King and Brock where there is constant foot traffic, tourists all year, and of the course the students. Very successful location that operates 24-hours. It boasts excellent sales and is currently run hands-off, producing solid Ebitda for ownership. Custom A&W kitchen, leaseholds, and equipment up to franchise code and regulations. The dining area shows the history of the building with soaring ceilings and a very unique layout.

Attractive rental rate of \$10,000 Gross Rent including TMI in this outstanding location. Ideal for pickup, delivery, and third party apps with lots of street parking. Please do not go direct or speak to staff.



**RYAN EARL, Broker and Founder**  
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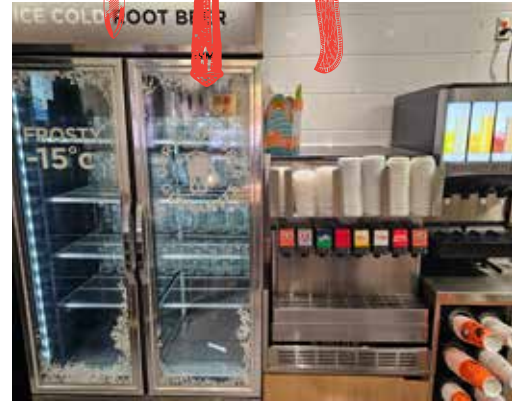
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# carve REAL ESTATE



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## OTHER LOCATIONS:



### TAHINI'S

- QSR Shawarma Franchise
- 1,500 Sq Ft
- \$8,849 Gross Rent
- Seating for 20



### AMADEUS CAFE

- Licensed Restaurant
- 2,200 Sq Ft
- \$4,600 Gross Rent
- Licensed for 82 + 50 Patio



### TREASURE ISLAND MARINA

- Restaurant
- 3,500 Sq Ft
- \$6,500 Gross Rent
- Seating for 100 + 50 Patio

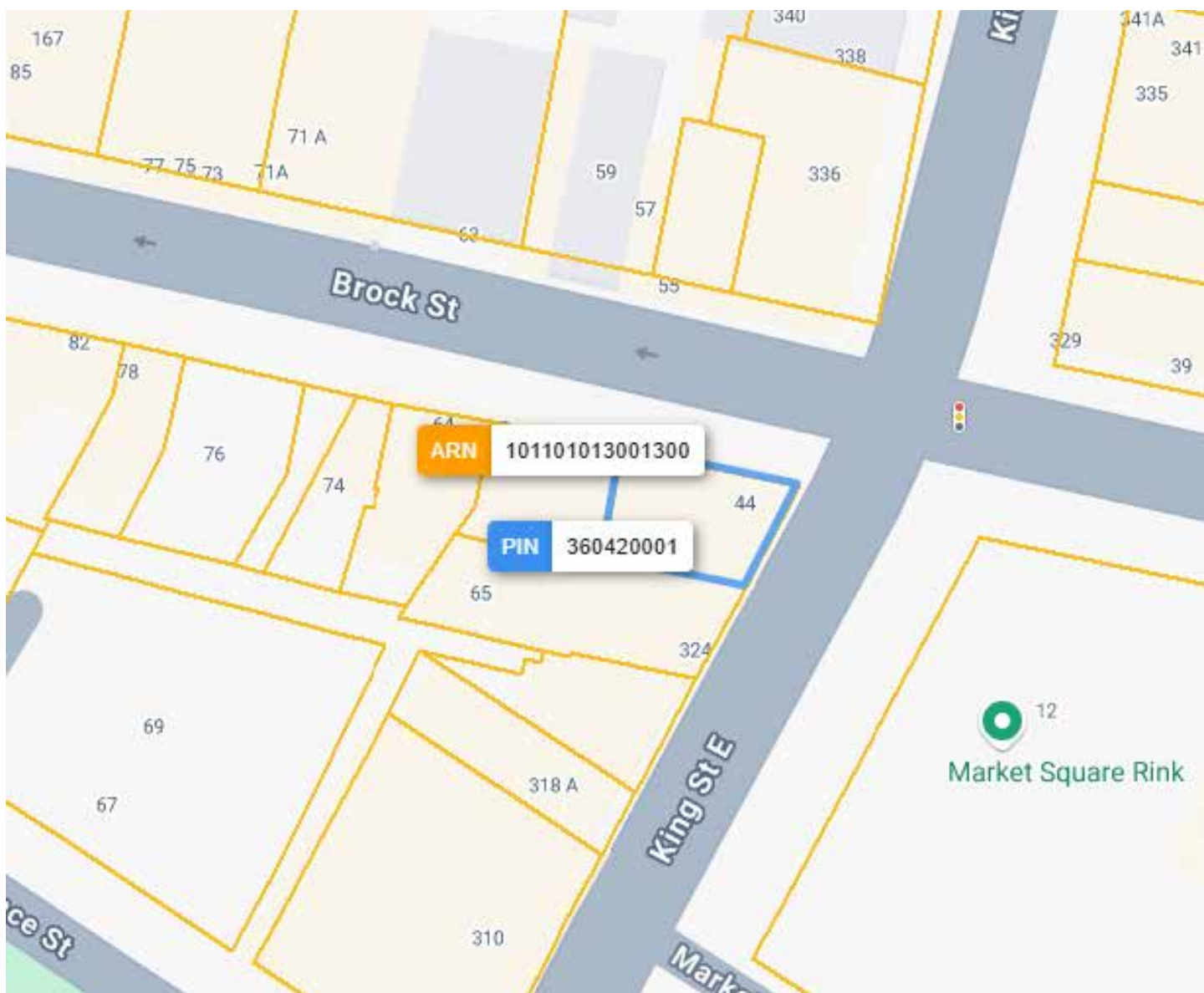


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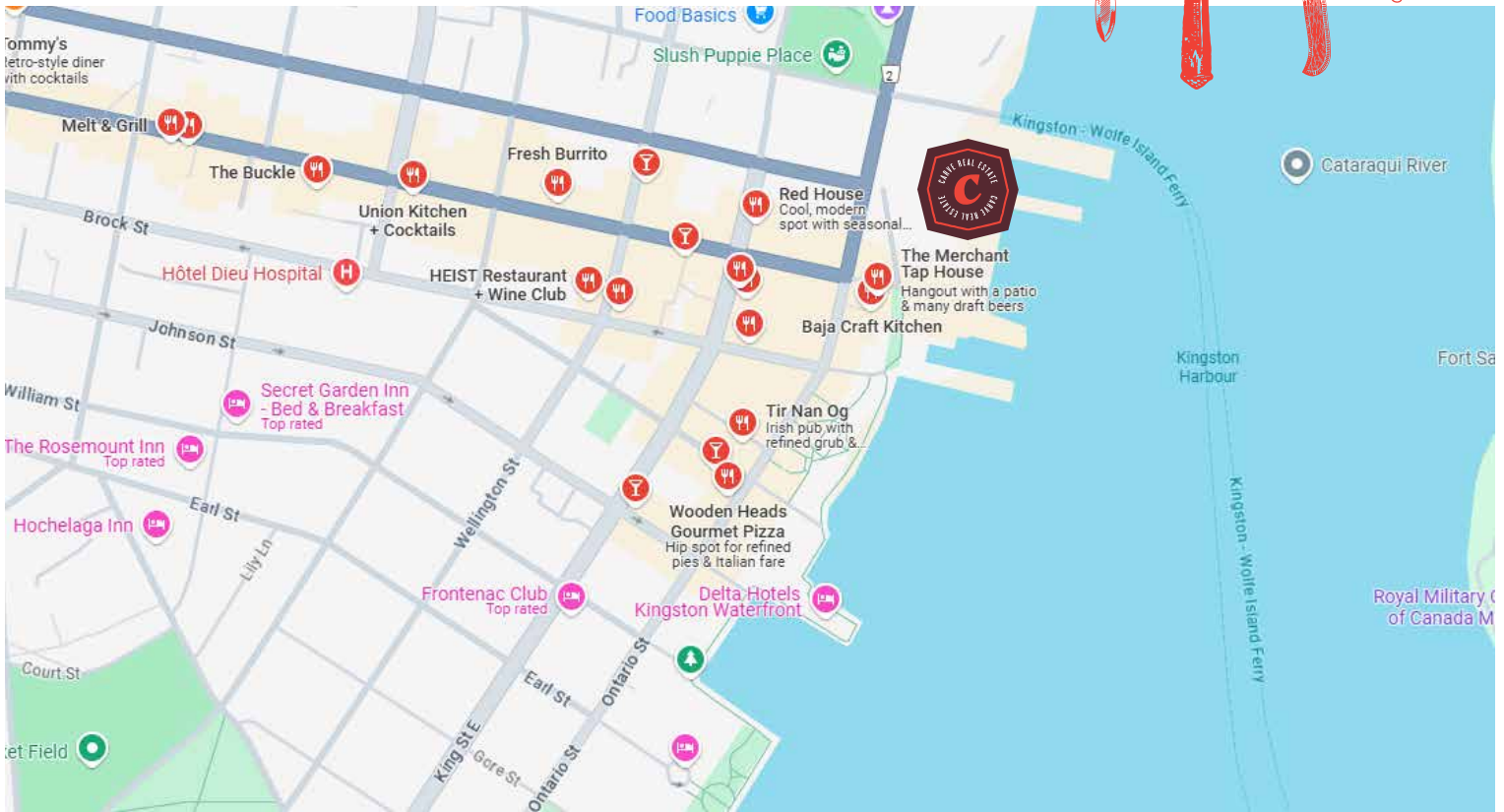


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## BUILDING DETAILS

You can't find a more unique and beautiful location for a franchise model like this. The building was a bank for decades and two of the areas inside were former bank vaults, giving the entire layout a very distinct look and feel.

**Property Details:** Set up for production and to minimize labour costs as per the franchise model. Franchisor approval required. Royalty rates of 3.5% + 3.5% marketing. There is seating for 16 but this model focuses on volume.

You cannot look for a more central location in the entire city of Kingston with its busiest square just across the street and the waterfront just beyond that. Queen's University is nearby as is the student population providing part time workers.

### LOT SIZE

**Frontage:**  
39.50 ft along King St E

**Depth:**  
Approximately 55.14 ft

**Dimensions:**  
40.68 ft x 64.57 ft x 39.52 ft

**Size:**  
2,292.71 ft<sup>2</sup> (0.053 ac)



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