



**FOR SALE**

**308 KING ST N, WATERLOO**

**\$429,000**

**\$5,487 Gross Rent**

**1,073 Sq Ft**

**Burger QSR Franchise**

## GC BURGER WATERLOO

GC Burger franchise location in the heart of the University District in Kitchener-Waterloo. Situated at the base of 308 King, a newly built condo tower dedicated to student accommodation, this is a prime location for high foot traffic and visibility.

The unit features 1,073 sq ft with a modern QSR layout, seating for 16 inside, plus a patio with additional seating. Equipped with a massive 16-ft commercial hood, two walk-in fridges, and a full line of new equipment—this turnkey setup is ideal for efficient operations.

Attractive lease rate of \$5,487 gross rent including TMI with 4 + 5 years remaining. Full training to be provided pending franchisor approval, with royalties set at 6% + 2.5%. Please do not go direct or speak to staff.

**READY FOR SECONDS?**

Call me to discuss this listing today.



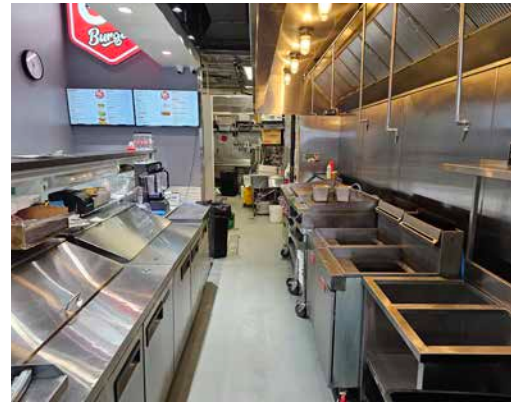
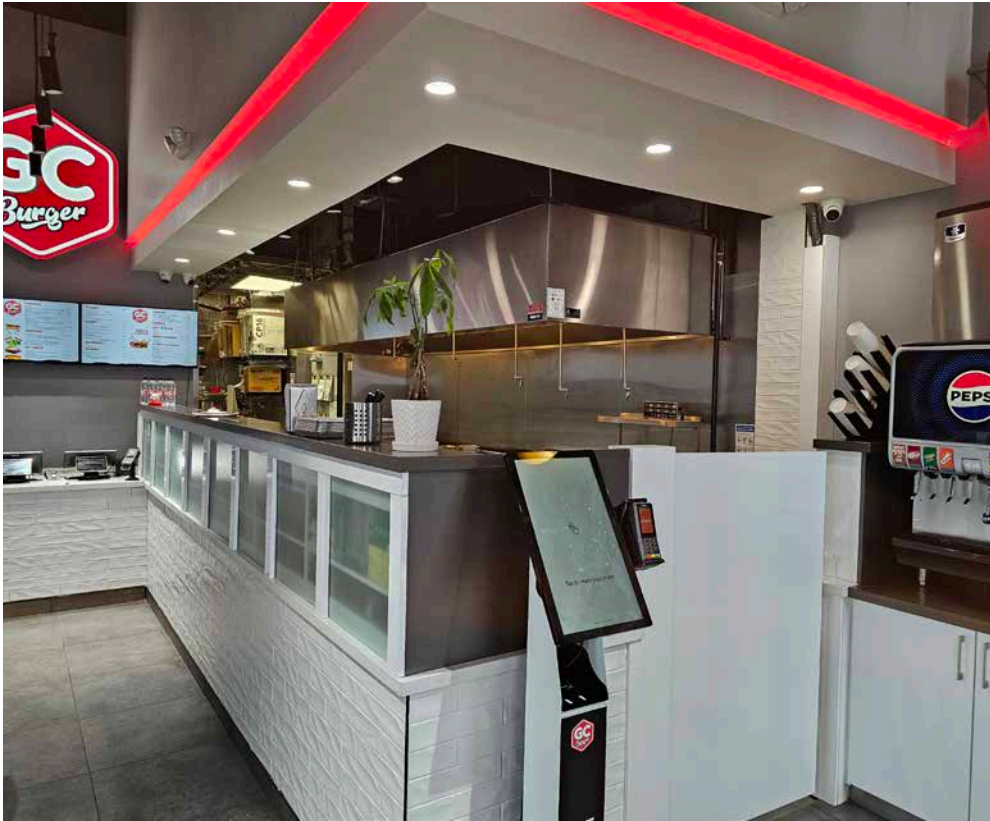
**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com  
carverestate.com

**IVY KNIGHT, Real Estate Agent**  
416-846-7468  
ivy@carverestate.com  
carverestate.com

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Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
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# carve REAL ESTATE



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## OTHER LOCATIONS:



### QDOBA

- QSR Franchise
- 2,080 Sq Ft
- 700+ units worldwide and growing
- Seating for 40



### FRESHII (WEBER)

- Premium location in a retail hub
- 1,400 Sq Ft
- \$5,752 Gross Rent
- Seating for 24 + 6 on the patio



### DAMASK

- QSR - Market - Bakery
- 2,473 Sq Ft
- \$8,155 Gross Rent
- Seating for 24 + 12

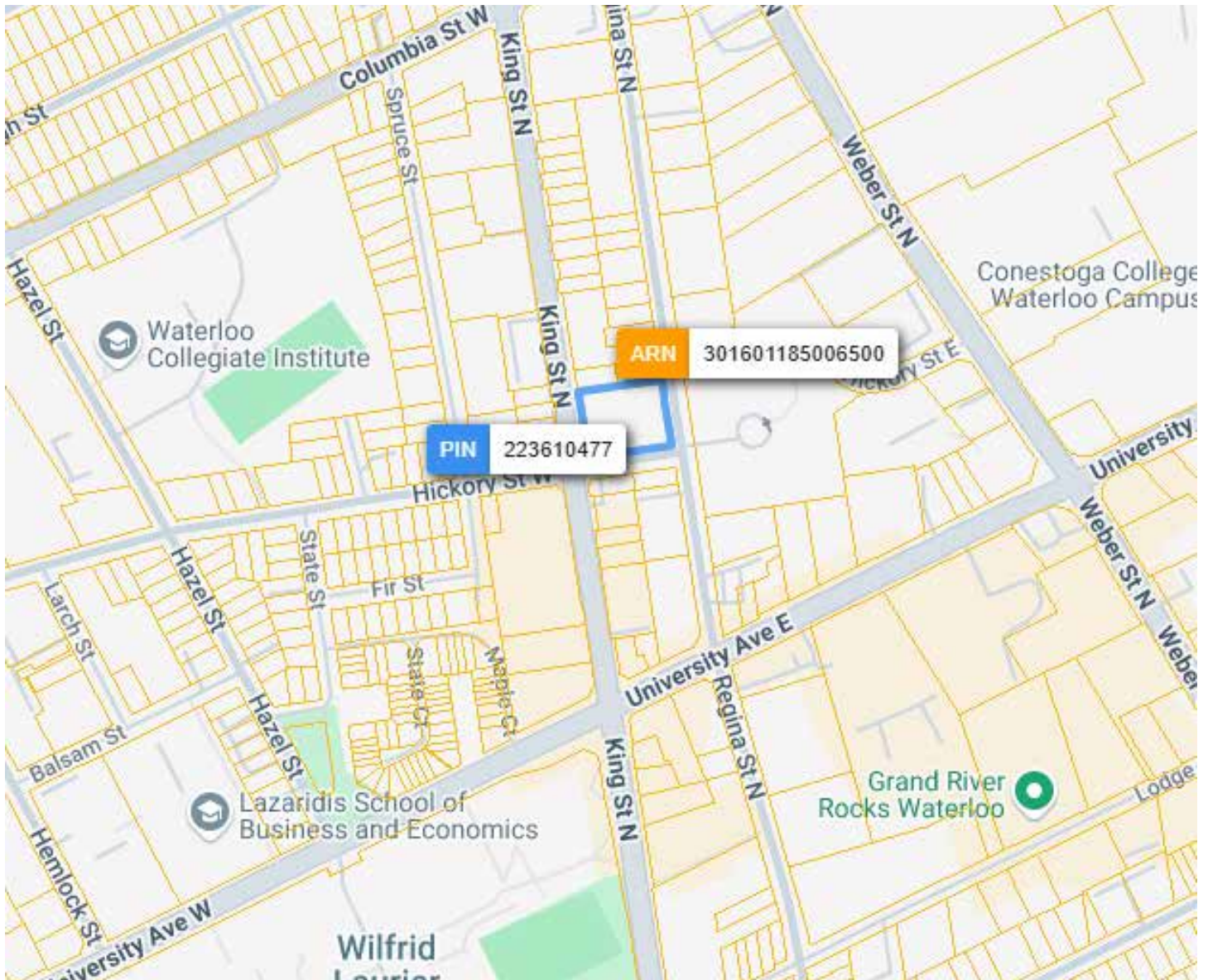


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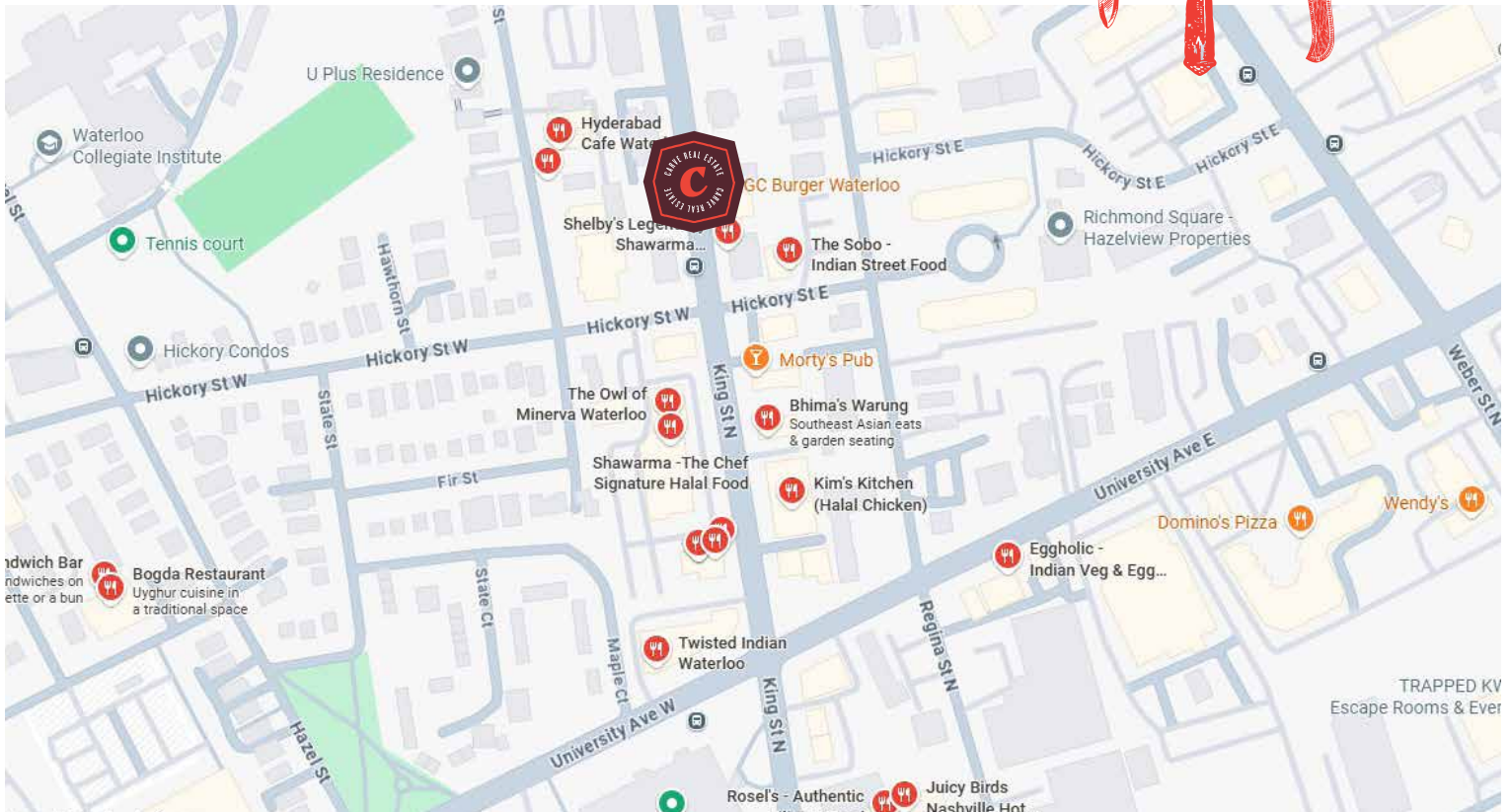




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## BUILDING DETAILS

Prime restaurant location on the sunny east side of King Street, just above University Avenue. Situated steps from Wilfrid Laurier University and a short walk from the University of Waterloo, this is a high-density student hub with constant foot traffic.

**Property Details:** Surrounded by major restaurant franchises, popular bars, and clubs catering to the student population. Just minutes from Highway 85 with excellent signage and visibility on King Street.

Equipped with 200-amp, 3-phase power and positioned in a vibrant area with growing sales—an ideal opportunity for a wide range of food concepts.

### LOT SIZE

**Frontage:**  
188.63 ft along King St N

**Depth:**  
Approximately 250.39 ft

**Dimensions:**  
250.39 ft x 170.73 ft x 35.37 ft x  
225.27 ft x 196.52 ft

**Size:**  
48,738.94 ft<sup>2</sup>(1.119 ac)



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