



FOR SALE

764 GARDINERS RD, KINGSTON

\$349,000

\$6,410 Gross Rent

1,354 Sq Ft

Quick Service Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

MIGHTYBIRD CRAVEABLE CHICKEN

MightyBird Craveable Chicken is a popular quick service restaurant (QSR) franchise located in a very busy RioCan plaza in Kingston, surrounded by numerous restaurants and strong anchor tenants. This high-traffic setting provides excellent exposure and consistent customer flow, contributing to the impressive sales performance of the business.

The restaurant features an efficient 1,354 sq ft layout designed to keep labour costs low, with seating for 30 customers and a modern takeout counter equipped with TV screens. The space is supported by a full commercial kitchen with a 12-ft hood and high-end equipment, making it well suited for high-volume operations.

The franchise is offered with full training and ongoing support from head office, subject to franchisor approval. Royalties are 6% + 1%, and the lease is very attractive at \$6,410 gross per month including TMI, with 9 + 5 + 5 years remaining. There is also potential for rebranding into a different concept, cuisine, or franchise. Please do not go direct or speak to staff or ownership.



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

LES MILBORN, Sales Representative
416-848-1166
les@carverealestate.com
carverealestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9

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

carve REAL ESTATE



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

LES MILBORN, Sales Representative
416-848-1166
les@carverealestate.com
carverealestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002).



OTHER LOCATIONS:



MIGHTYBIRD BURLINGTON

- Fried Chicken QSR Franchise
- 1,489 Sq Ft
- \$5,989 Gross Rent
- Seating for 30



SUSHI SHOP

- Excellent visibility & strong daily exposure
- 1,184 Sq Ft
- 6,599 Gross Rent
- License for 30



A&W CHURCH STREET

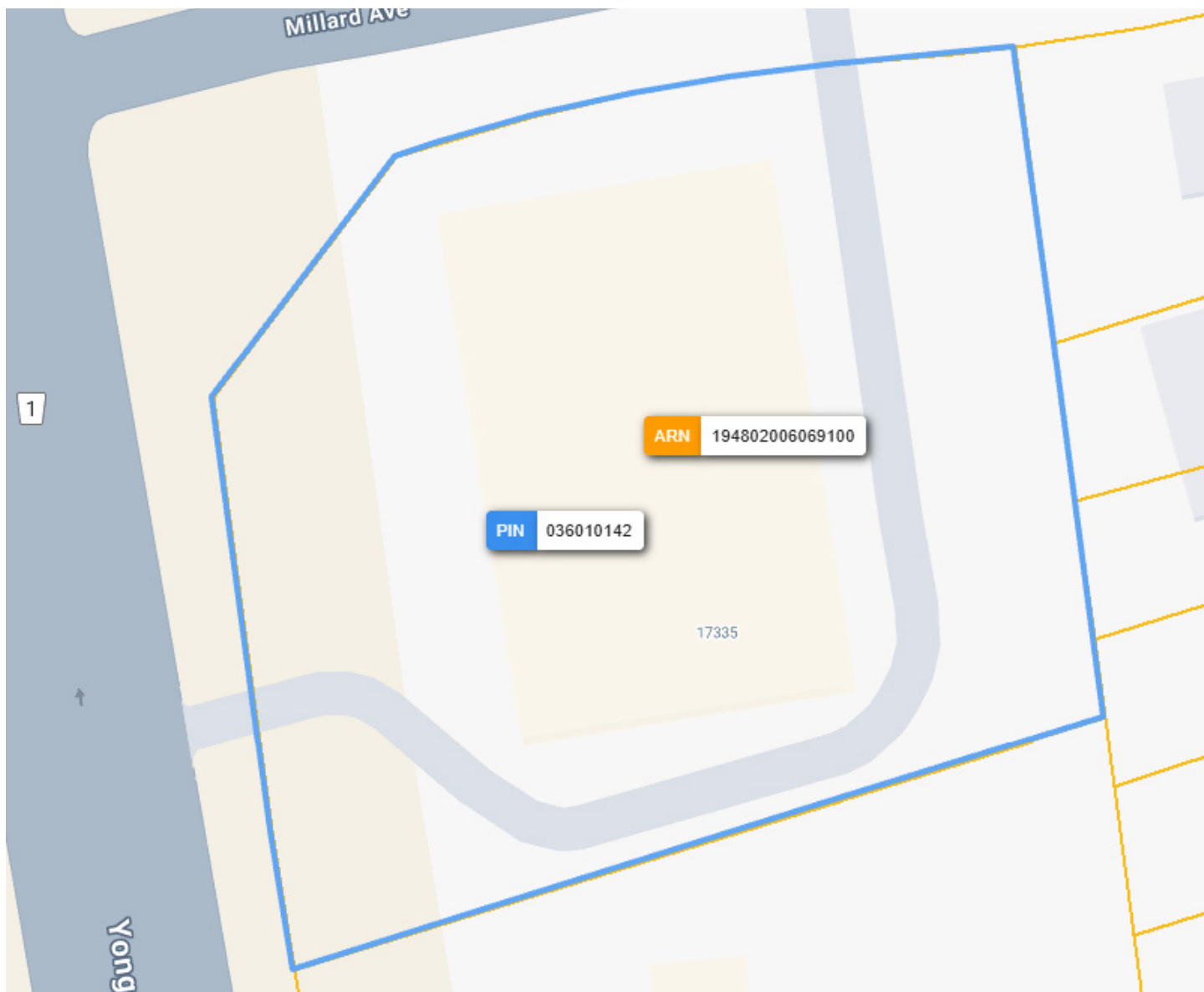
- High performing A&W franchise opportunity
- 2,400 Sq Ft
- \$17,227 Gross Rent
- Seating for 30



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

LES MILBORN, Sales Representative
416-848-1166
les@carverealestate.com
carverealestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002).



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

LES MILBORN, Sales Representative
416-848-1166
les@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002).



5