



**FOR SALE**

**764 GARDINERS RD, KINGSTON**

**\$299,000**

**\$6,410 Gross Rent**

**1,354 Sq Ft**

**Quick Service Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## MIGHTYBIRD

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

# carve REAL ESTATE



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## 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



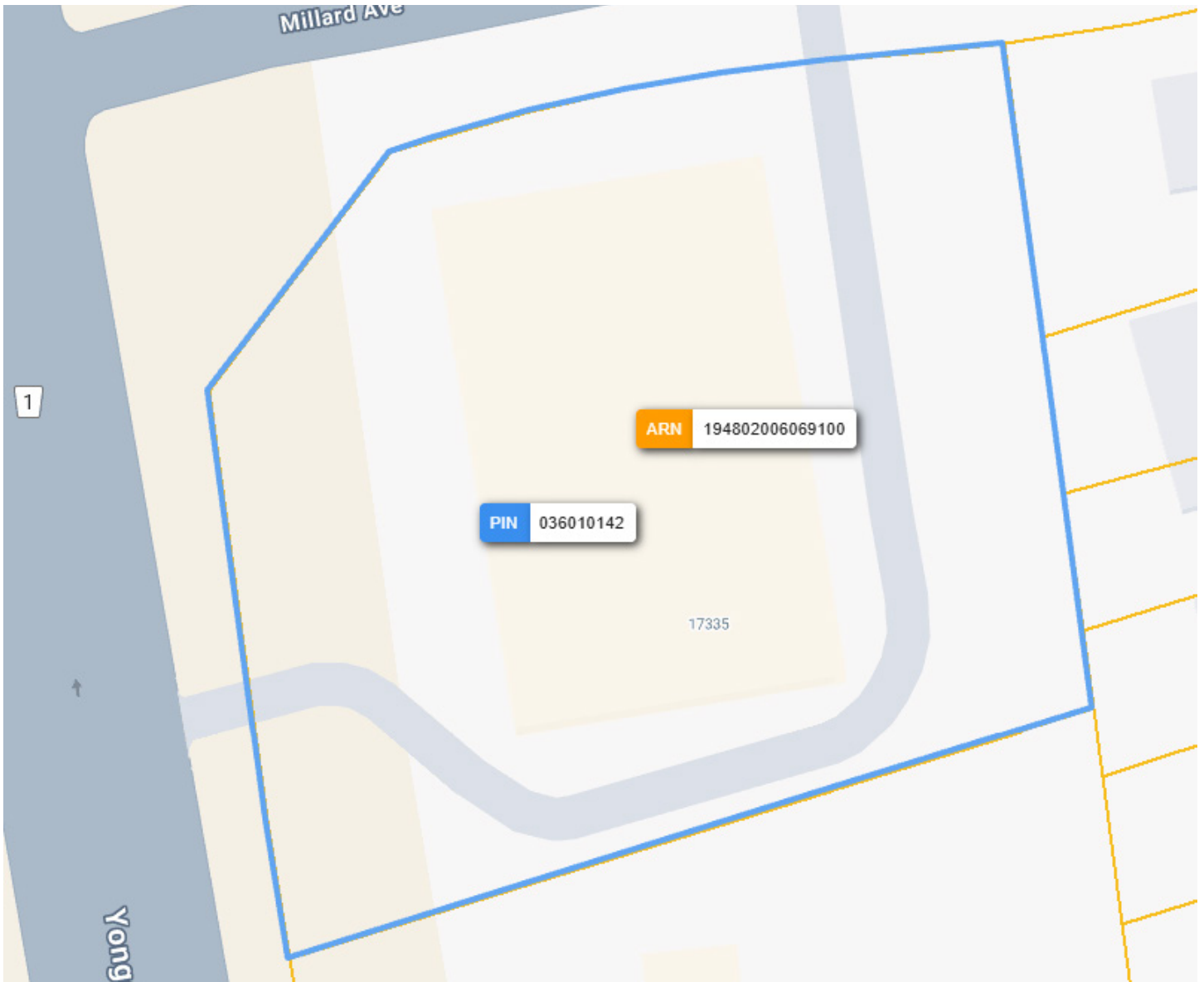
### A&W CHURCH STREET

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



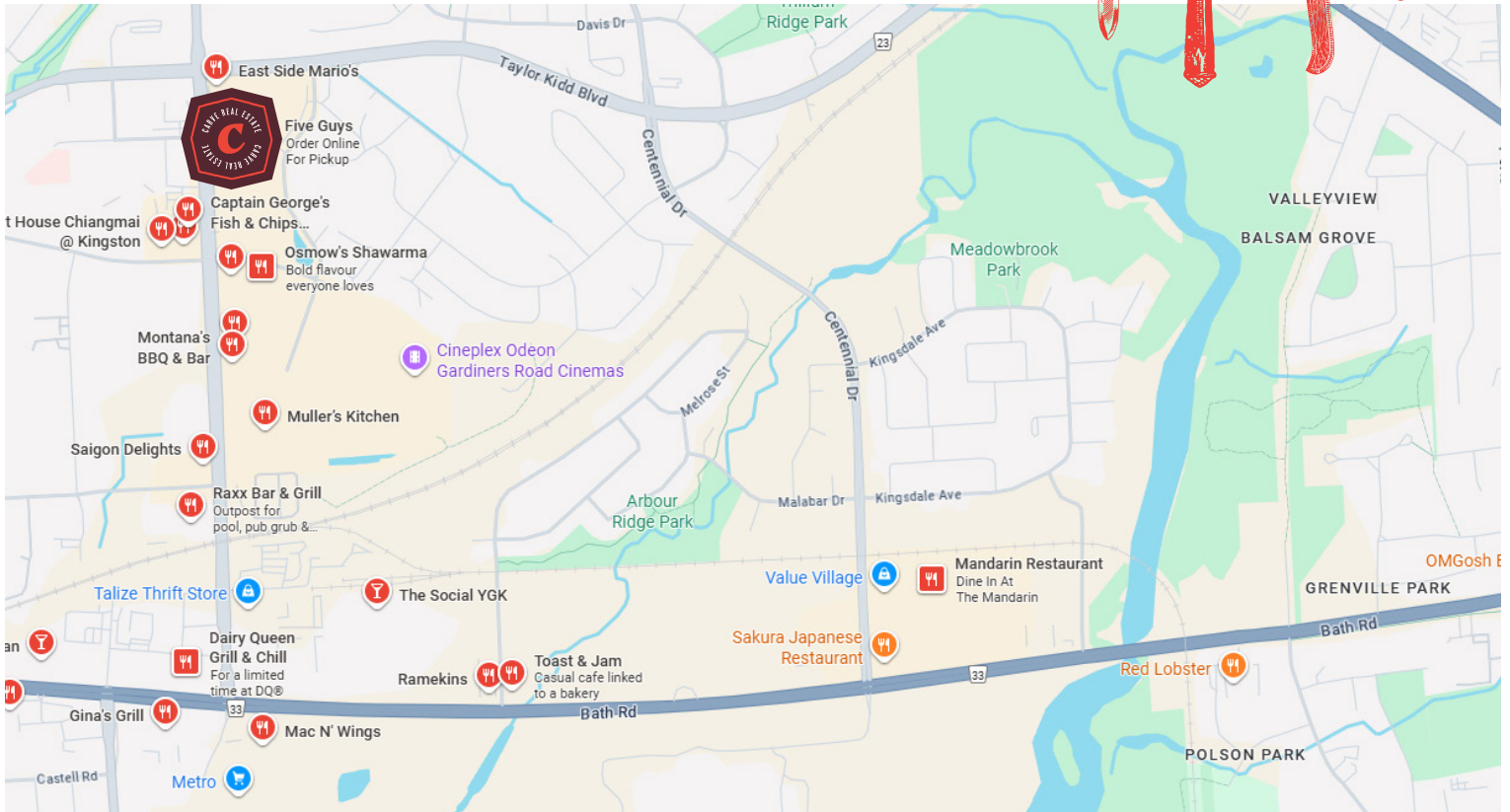
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## BUILDING DETAILS

This restaurant features a modern buildout located within a newer plaza, offering a clean and contemporary environment suitable for a wide range of food concepts. The space benefits from high ceilings in a concrete pad and steel roof structure, creating an open and efficient layout with no basement to manage.

The unit includes a large commercial kitchen with a dedicated prep area and ample refrigeration to support high-volume operations. It is equipped with 200-amp 3-phase power and enjoys excellent corner-unit signage, providing outstanding visibility to both vehicular and pedestrian traffic.

Located in a busy area of Kingston, this plaza is a well-established destination anchored by major national tenants and surrounded by strong retail and restaurant activity. The area draws steady traffic from local residents, students, and commuters, making it a proven location for successful quick service and casual dining concepts.

### LOT SIZE

#### Frontage:

1,268.68 ft along Gardiners Rd

#### Depth:

Approximately 516.61 ft

#### Dimensions:

162.74 ft x 9.39 ft x 9.39 ft x 9.39 ft x 9.39 ft x 9.39 ft x 9.39 ft x 64.08 ft x 111.05 ft x 212.85 ft x 8.59 ft x 8.59 ft x 8.59 ft x 8.59 ft x 8.59 ft x 8.59 ft x 8.59 ft x 50.55 ft x 19.20 ft x 36.53 ft x 150.09 ft x 6.34 ft x 6.34 ft x 6.34 ft x 6.34 ft x 951.71 ft x 12.07 ft x 12.07 ft x 320.17 ft x 88.35 ft x 71.68 ft x 71.68 ft x 516.61 ft x 71.02 ft x 1,268.38 ft x 32.82 ft x 66.20 ft

#### Size:

893,220.71 ft<sup>2</sup> (20.506 ac)



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