



**FOR SALE**

**505 PRINCESS ST, KINGSTON**

## QSR FOR REBRANDING

Independent quick service restaurant (QSR) located in the heart of downtown Kingston on Princess Street, currently operating as Flip & Fry. This turnkey business is open for conversion into a different concept, cuisine, or franchise, making it an excellent opportunity for an owner-operator or expanding brand. The 1,382 sq ft layout features a long service counter, seating for 30, and growing sales in one of Kingston's busiest commercial districts.

The restaurant has undergone a premium renovation with all new leaseholds, equipment, and major systems, including a brand-new commercial hood, ventilation, and mechanicals. Every aspect of the space has been updated to a high standard, creating a modern, fully equipped restaurant that is ready for its next operator.

Lease rate of \$4,336 Gross Rent including TMI with an excellent 8 + 5 + 5 year term remaining. One dedicated parking space is included for ownership. Please do not go direct or speak to staff or ownership.

**\$169,000**

**\$4,336 Gross Rent**

**1,382 Sq Ft**

**Quick Service Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**

416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)  
[carverestate.com](http://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).



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## OTHER LOCATIONS:



### PITA PIT

- Popular QSR Franchise
- 1,161 Sq Ft
- \$2,752 Gross Rent
- Seating for 20 (12+8 on the Patio)



### SMOKE'S POUTINERIE

- In Ottawa's famous ByWard Market district
- 1,000 Sq Ft
- \$6,559 Gross Rent
- Seating for 15



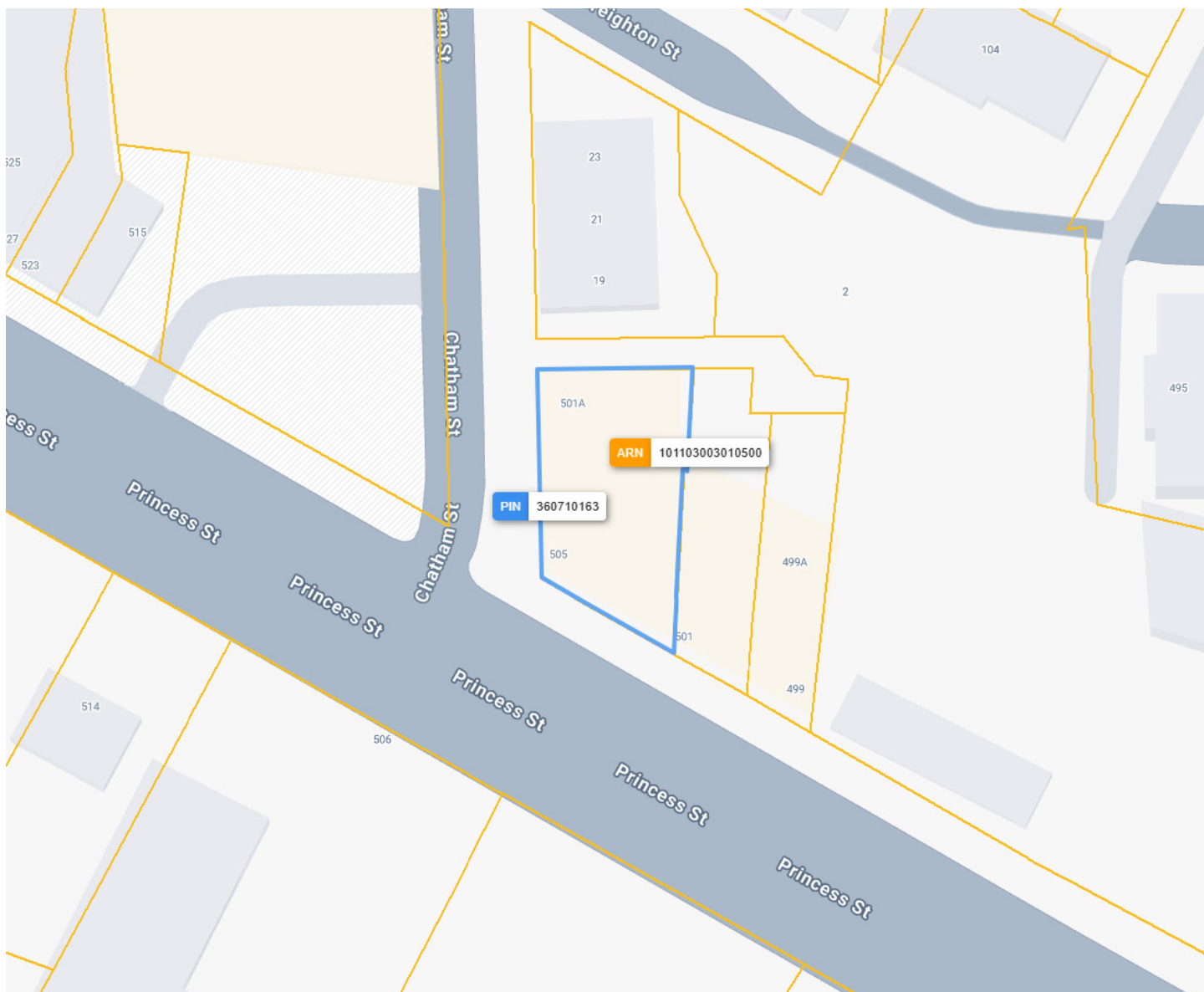
### ODD BURGER

- Available and ready for rebranding
- 1,067 Sq Ft
- \$5,466 Gross Rent
- Seating for 10



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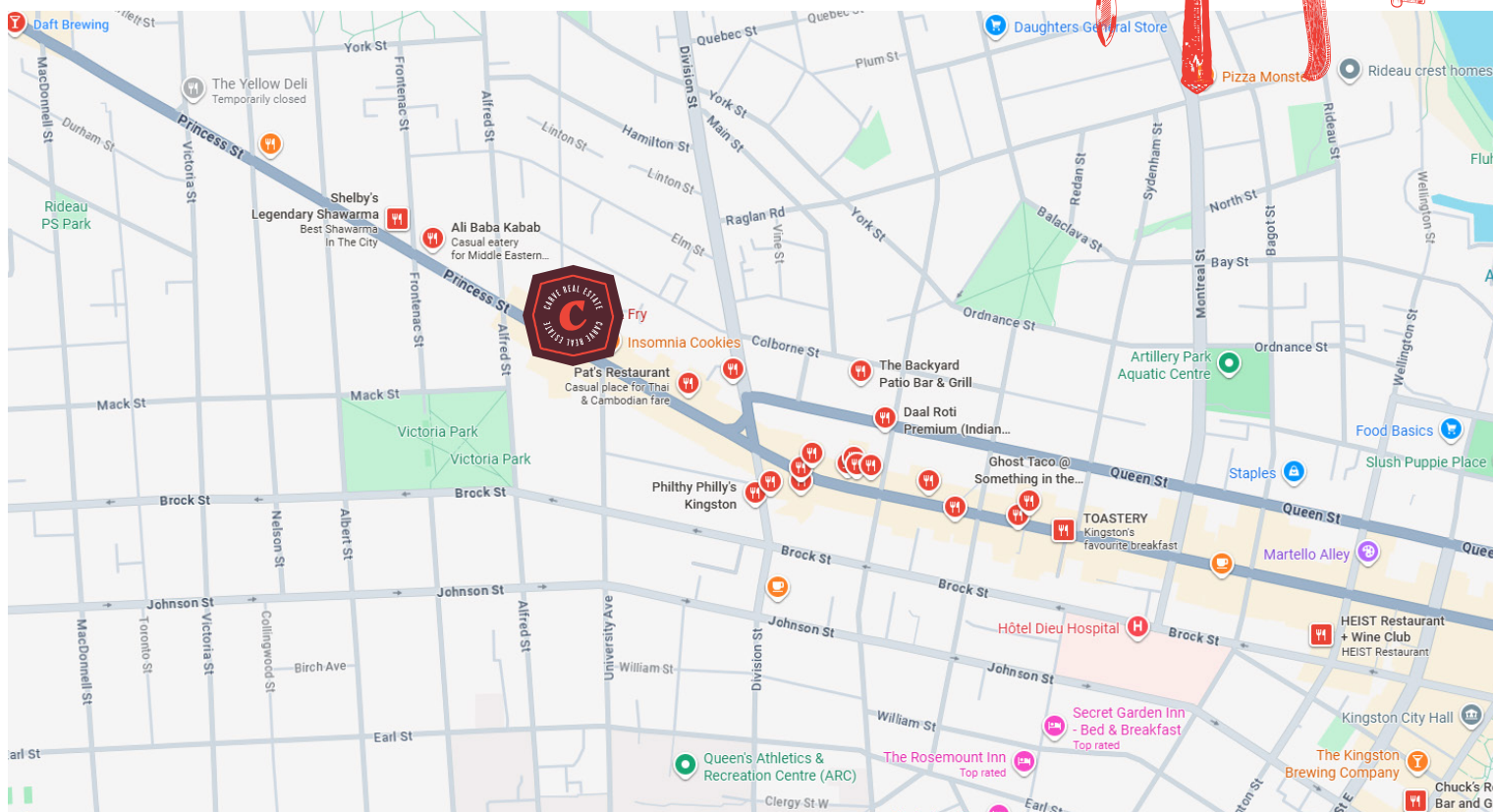
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## BUILDING DETAILS

Princess Street is the major street in Kingston and it is home to over 100 restaurants from the St. Lawrence all of the way into the suburbs of the city. Surrounded by businesses, offices, tourists, residential, and of course the enormous student population.

This particular strip is home to many new condo developments, student housing, and many other restaurants and fast-food restaurants with nearly constant foot traffic on the street.

**Property Details:** This is essentially a brand-new buildout as the previous restaurant was completely scrapped for new leaseholds, systems, and equipment. The commercial unit shows like a brand new building.

Great signage and 1 private parking space for ownership or staff is included in the rent.

### LOT SIZE

**Frontage:**  
50 ft along Princess St

**Depth:**  
Approximately 86.16 ft

**Dimensions:**  
50.02 ft x 66.85 ft x 48.89 ft x  
59.10 ft x 1.45 ft x 33.18 ft

**Size:**  
3,659.73 ft<sup>2</sup>(0.084 ac)



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