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FOR SALE

770 GARDINERS RD, KINGSTON

$199,000

$8,000 Gross Rent

1,711 Sq Ft

QSR Franchise

MUCHO BURRITO FRESH MEXICAN GRILL

Mucho Burrito – Fresh Mexican Grill franchise available in the busy RioCan Centre in Kingston. This established location generates solid sales in one of the city's busiest retail plazas and offers an outstanding opportunity to acquire a recognized national brand with training provided, pending head office approval.

The efficient 1,711 Sq Ft restaurant is easy to operate with minimal staff and includes seating for 40 guests. The fully equipped production kitchen features a 6-ft commercial hood and one walk-in cooler, making it an ideal opportunity for an owner-operator or franchisee looking for a proven business.

The attractive lease rate of $8,000 Gross Rent including TMI includes 3.5 + 5 years remaining, providing long-term stability. Located in a high-traffic shopping centre with parking for over 100 vehicles, this is an excellent opportunity to join one of Canada's leading fast-casual restaurant brands. Please do not go direct or speak to staff or ownership.

READY FOR SECONDS?
Call me to discuss this listing today.

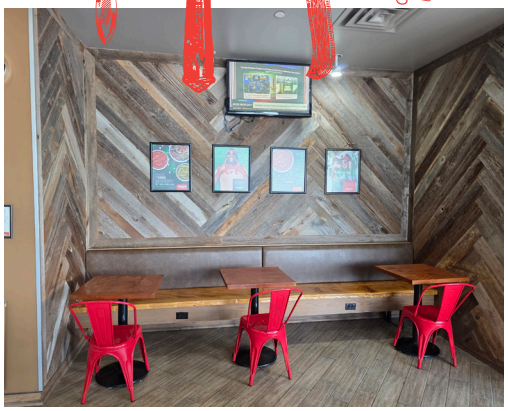
RYAN EARL, Broker and Founder
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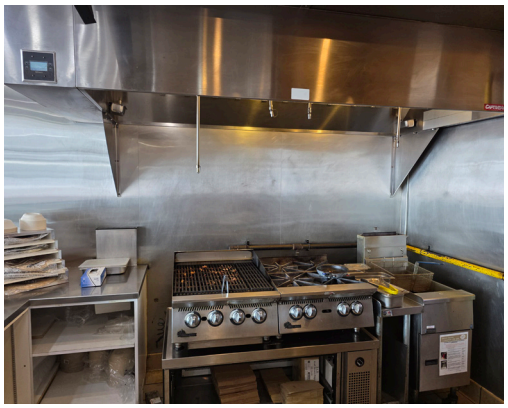
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OTHER LOCATIONS:



FLIP & FRY

- Quick Service Restaurant QSR
- $4,336 Gross Rent
- 1,382 Sq Ft
- Seating for 30



SMOKE'S POUTINERIE

- QSR Franchise
- $6,559 Gross Rent
- 1,000 Sq Ft
- Seating for 15



KABOOM WINGS

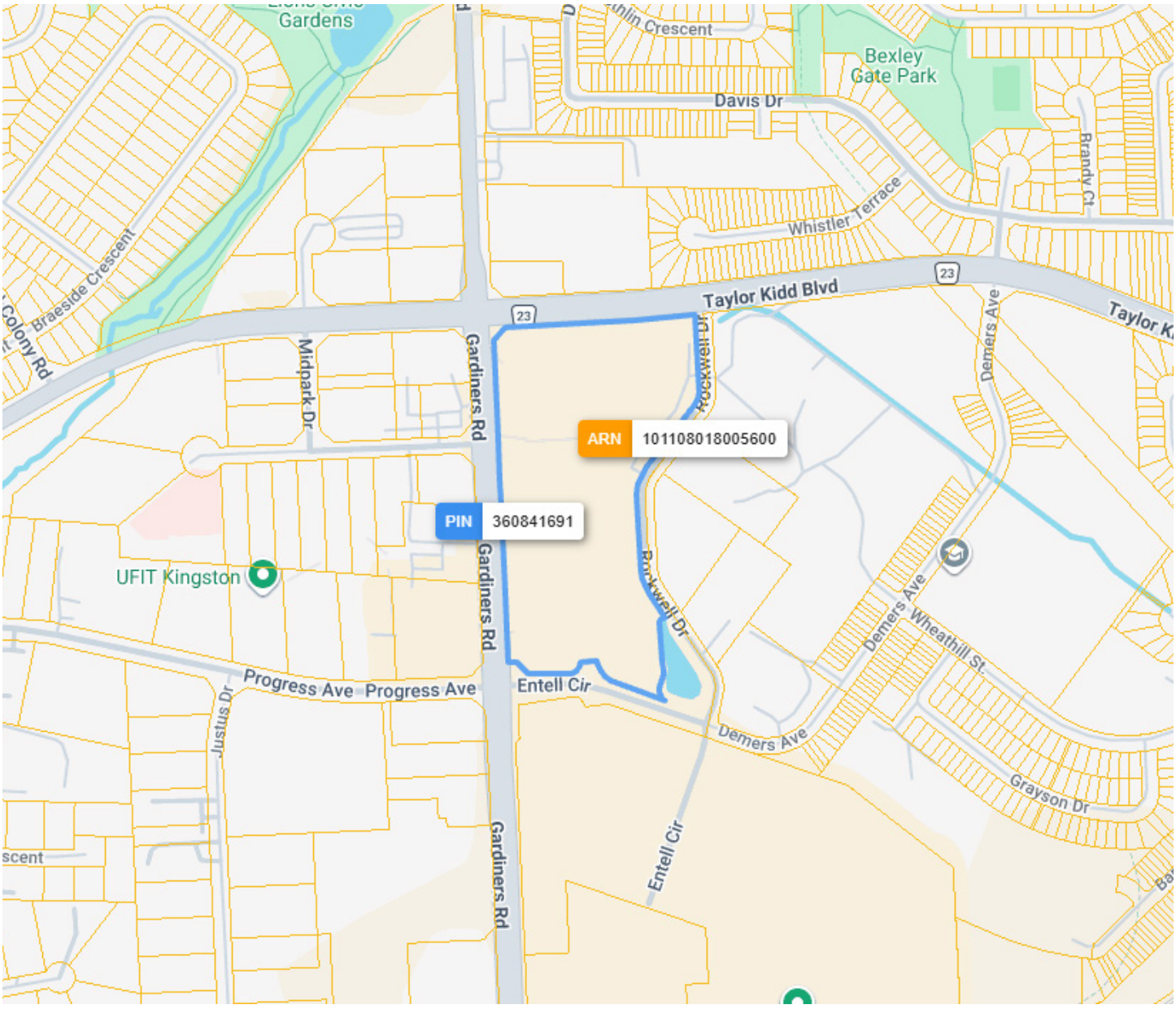
- QSR Wing Franchise
- $3,628 Gross Rent
- 1,000 Sq Ft
- Licensed for 28

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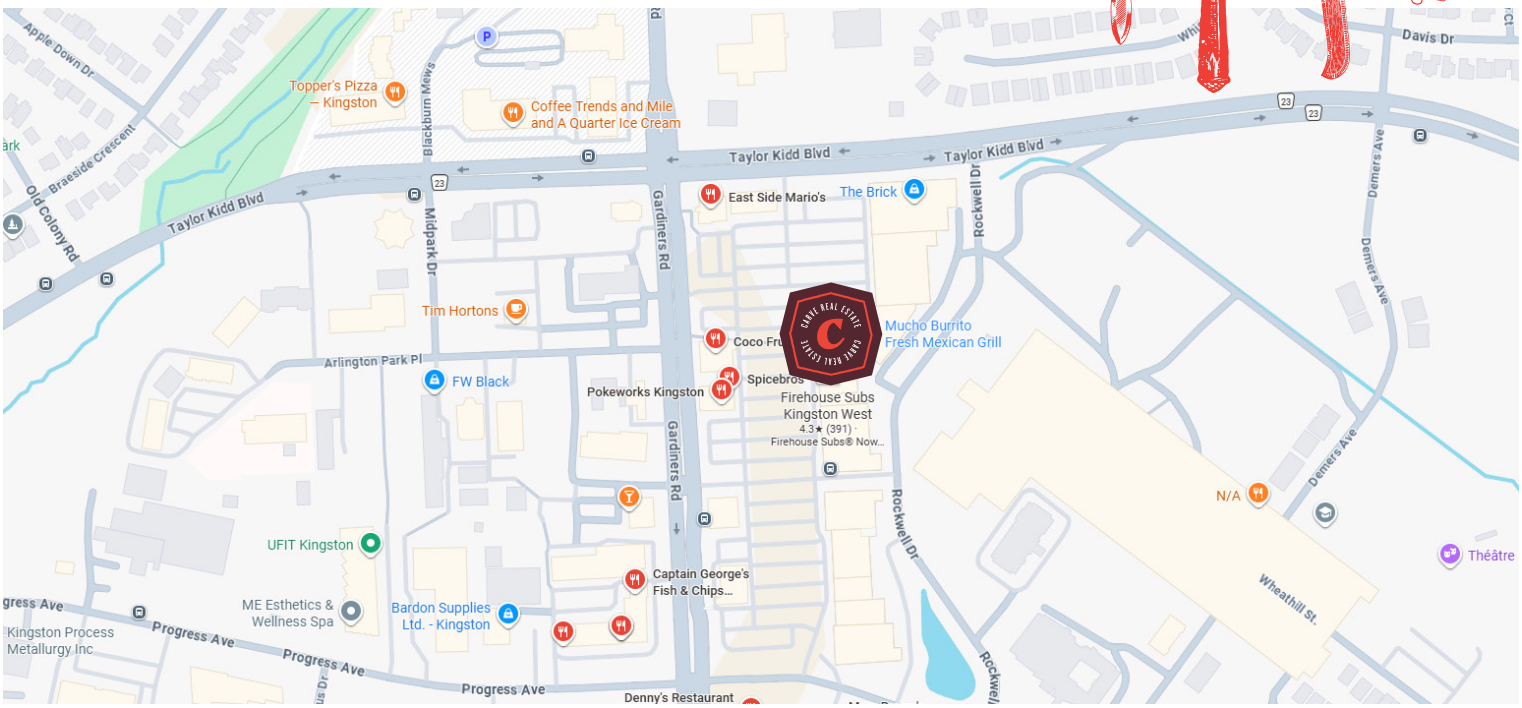


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BUILDING DETAILS

RioCan Centre is one of Kingston's premier retail destinations, anchored by major national retailers and surrounded by dense residential neighbourhoods, schools, and commercial development. The plaza benefits from exceptional daily traffic and excellent accessibility, making it a proven location for quick-service restaurant concepts.

This turnkey franchise features parking for well over 100 vehicles and an efficient layout designed for dine-in, takeout, and delivery. The established operation is easy to manage with minimal staffing requirements, making it an excellent opportunity for an owner-operator or multi-unit franchisee looking to expand.

Whether you continue operating as Mucho Burrito or add this location to your existing portfolio, this is an outstanding opportunity to acquire a well-positioned restaurant in one of Eastern Ontario's strongest retail corridors.

LOT SIZE

Frontage:
341.ft approx

Depth:
321.2 ft approx

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 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 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

Perimeter:
4,445.54 ft

Size:
893,220.71 ft^2 (20.506 ac)

Lot Measurement Accuracy:
LOW

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