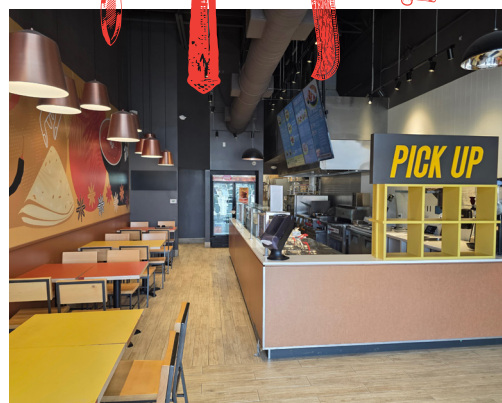




FOR SALE

1400 OTTAWA ST S, KITCHENER

\$174,000

\$4,471 Gross Rent

1,200 Sq Ft

Quick Service Restaurant QSR

READY FOR SECONDS?

Call me to discuss this listing today.

TURNKEY QSR

Excellent QSR opportunity in Waterloo available for rebranding into a different concept, cuisine, or franchise. This turnkey restaurant offers a clean and efficient 1,200 Sq Ft layout with seating for 24 and is ideal for takeout, delivery, and dine-in business.

The space features a full commercial kitchen with a large 12-ft hood, 200-amp power, and ample plaza parking. The existing restaurant infrastructure makes this an easy conversion for a wide variety of quick-service concepts.

Great lease rate of \$4,471 Gross Rent with an outstanding 7 + 5 + 5 years remaining, providing excellent long-term security for a new operator. Please do not go direct or speak to staff or ownership.



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OTHER LOCATIONS:



75 KING STREET SOUTH

- Quick Service Restaurant QSR
- \$4,500 Gross Rent
- 1,000 Sq Ft
- Seating for 8



10 MANITOU DRIVE

- QSR for Rebranding
- \$9,530 Gross Rent
- 2,080 Sq Ft
- Seating for 40



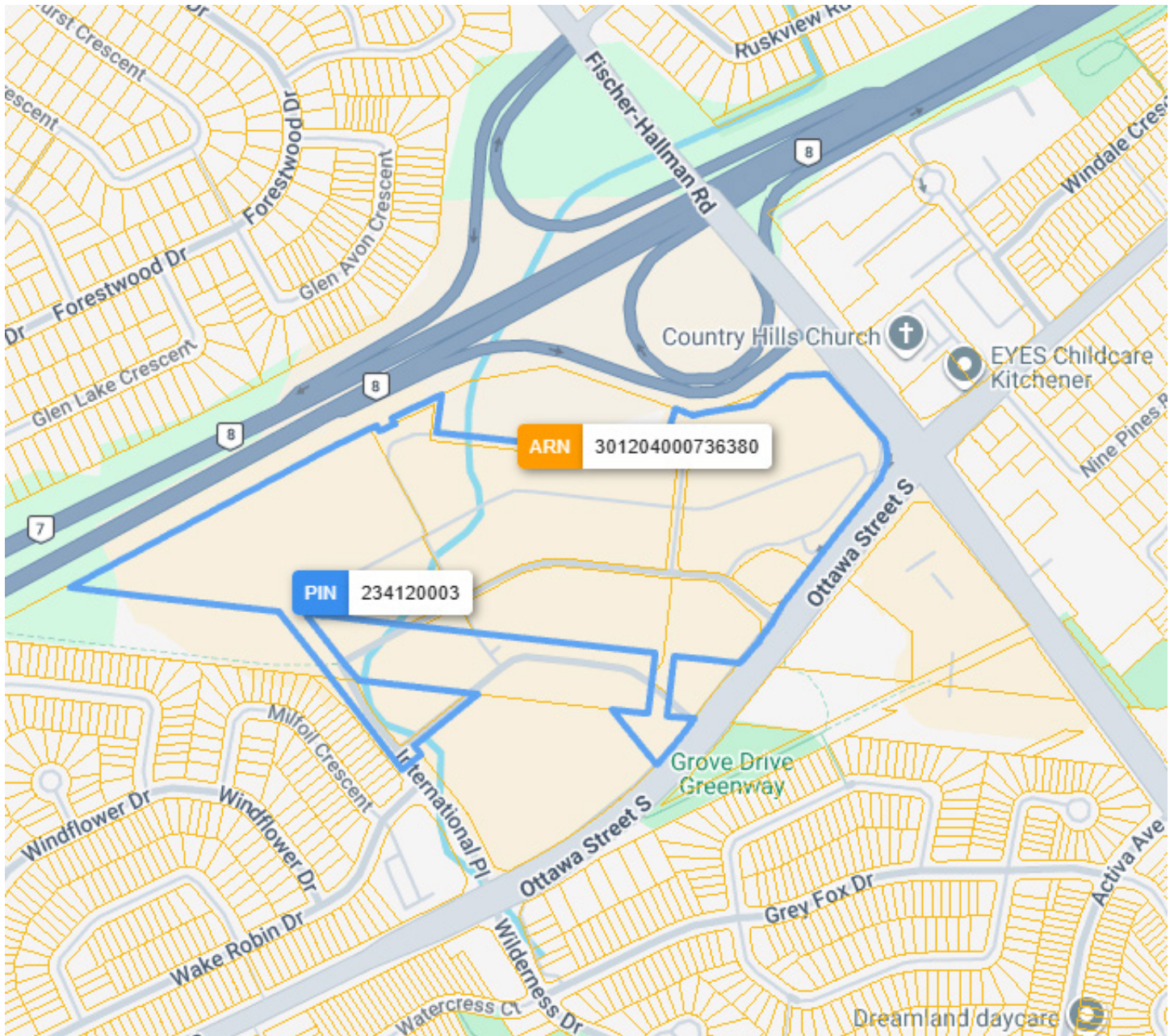
308 KING STREET NORTH

- Burger QSR Franchise
- \$5,487 Gross Rent
- 1,073 Sq Ft
- Seating for 16 + Patio



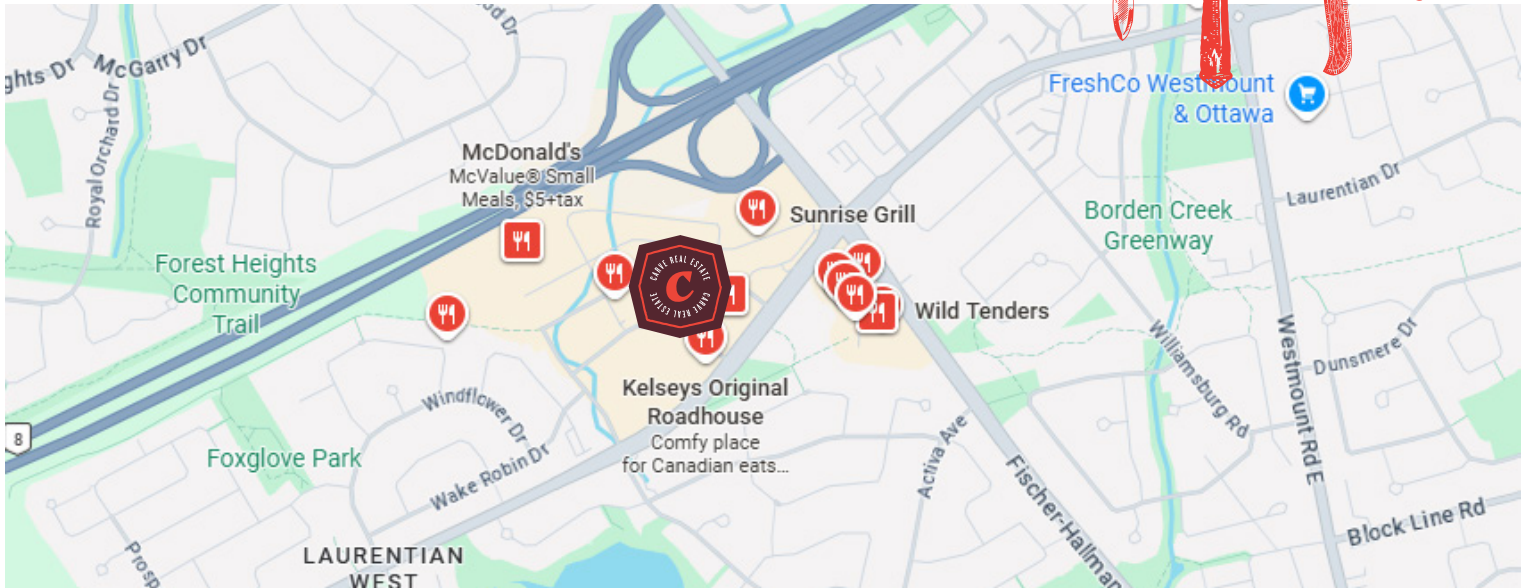
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BUILDING DETAILS

Located in a busy Waterloo plaza, this QSR benefits from strong visibility, easy access, ample customer parking, and a surrounding mix of residential, commercial, and student traffic. The location is well suited for a high-volume takeout and delivery operation.

The efficient layout provides an excellent foundation for operators looking to introduce a new brand without starting from scratch. Strong restaurant infrastructure and plenty of power allow for a wide variety of cuisines, franchises, and QSR concepts.

Waterloo's growing population, major universities, strong tech sector, and active dining scene provide an excellent customer base for both established brands and independent operators. Please do not go direct or speak to staff or ownership.

LOT SIZE

Frontage:
1146.47 Sq Ft

Depth:
1167.26 Sq Ft

Dimensions:
445.40 ft x 78.88 ft x 35.66 ft x 272.66 ft x
402.05 ft x 282.86 ft x 1,167.26 ft x 200.31 ft x
117.89 ft x 235.25 ft x 18.55 ft x 57.65 ft x 122.18 ft
x 89.57 ft x 200.31 ft x 218.50 ft x 99.93 ft x 7.20
ft x 65.23 ft x 350.02 ft x 229.26 ft x 156.65 ft x
286.35 ft x 127.89 ft x 153.37 ft x 201.46 ft x 61.68
ft x 169.46 ft x 745.73 ft x 124.58 ft x 181.35 ft x
22.02 ft x 57.52 ft x 22.02 ft x 1,146.47 ft x
692.38 ft x 221.70 ft

Perimeter:
9,064.96 ft

Size:
1,564,274.53 ft² (35.911 ac)

Lot Measurement Accuracy:
LOW



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