



FOR SALE

945 GARDINERS RD, KINGSTON

\$149,000

\$10,442 Gross Rent

417 Sq Ft

Indian QSR Franchise

AMAYA EXPRESS

Busy Amaya Express Indian restaurant franchise located in the food court of Kingston's Cataraqui Centre, the city's busiest shopping mall. This excellent central location benefits from consistent foot traffic, strong exposure, and a bustling food court with seating for hundreds of customers.

This efficient 417 Sq Ft quick service restaurant is easy to manage and features a 6-ft commercial hood, walk-in fridge, and a well-equipped kitchen designed for high-volume food court operations. Amaya Express offers full support and training from head office, subject to franchisor approval, with attractive royalties of just 4%.

Lease rate of \$10,442 Gross Rent including TMI, CAM, and all utilities. An excellent opportunity to acquire an established franchise in one of Kingston's premier retail destinations. Please do not go direct or speak to staff or ownership.

READY FOR SECONDS?

Call me to discuss this listing today.



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OTHER LOCATIONS:



AMAYA EXPRESS

- QSR Indian Franchise
- \$29,203 Gross Rent
- 443 Sq Ft
- Mall Seating for 200



MUCHO BURRITO

- QSR Franchise
- \$8,000 Gross Rent
- 1,711 Sq Ft
- Seating for 40



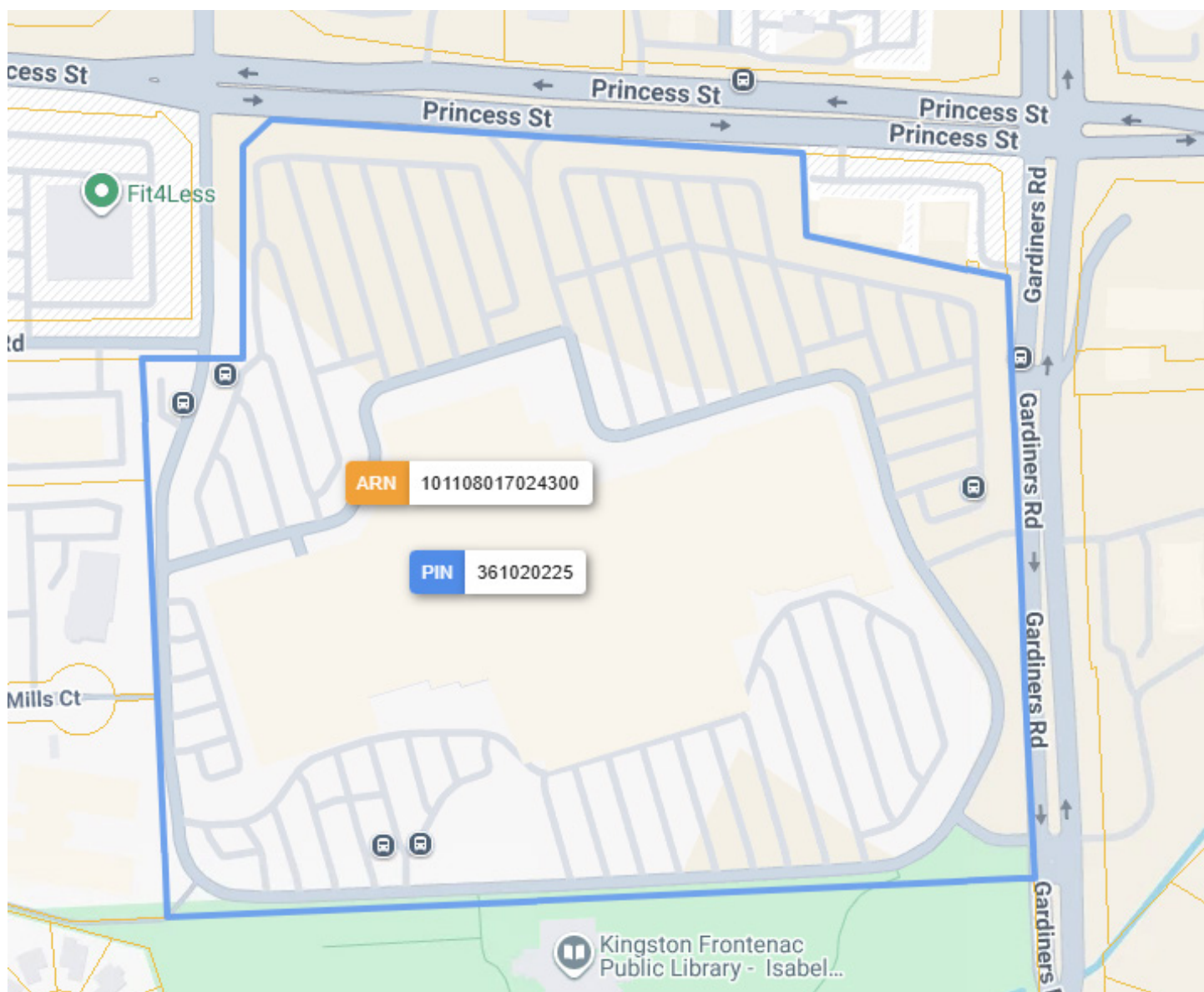
PITA PIT

- QSR Franchise
- \$2,752 Gross Rent
- 1,161 Sq Ft
- Seating for 20



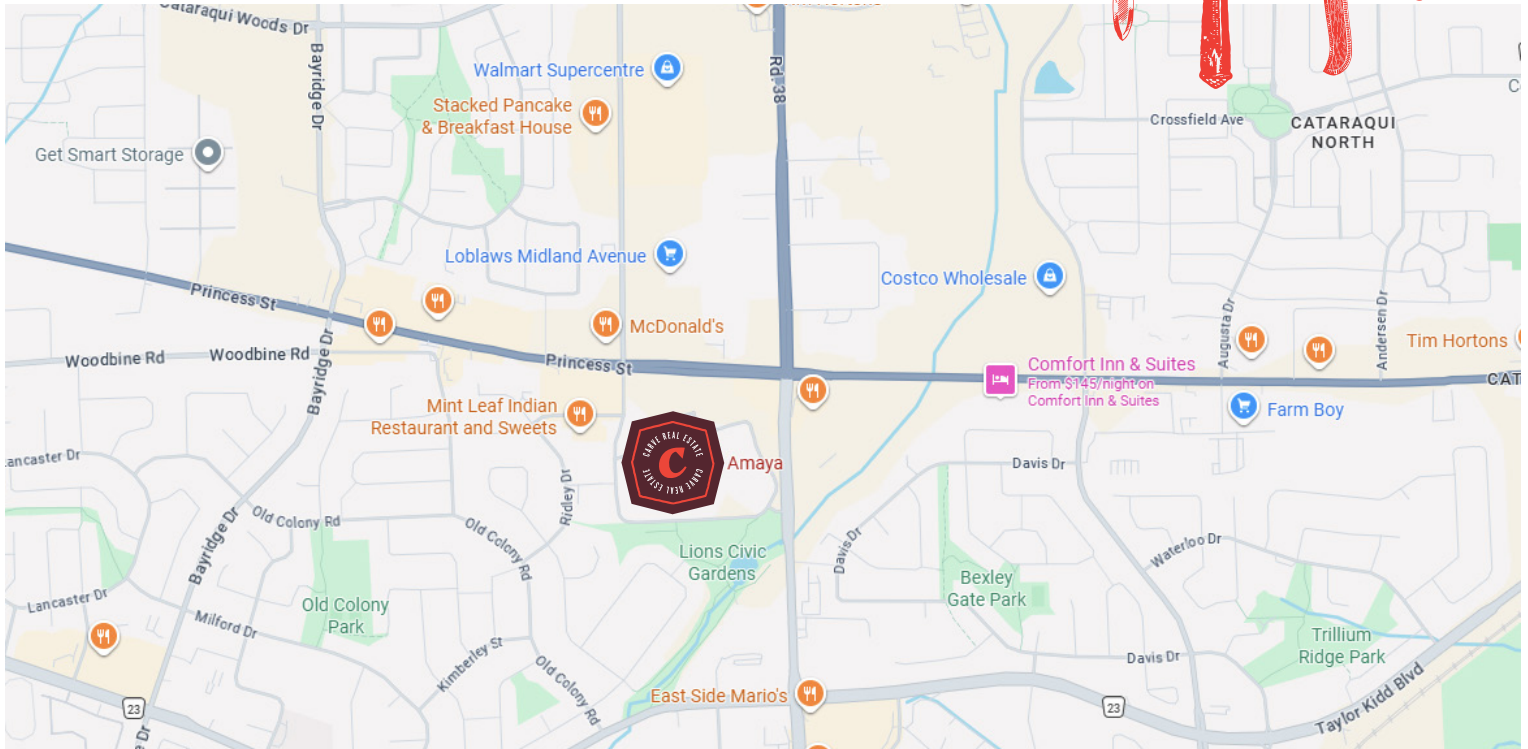
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BUILDING DETAILS

Located in Kingston's popular Cataraqui Centre, this Amaya Express franchise benefits from a prime position in one of Eastern Ontario's premier shopping destinations. The mall serves Kingston and the surrounding communities, drawing shoppers from across the region with its strong mix of national retailers, services, and dining options. Its central location and accessibility make it a major retail hub for the city.

The busy food court provides excellent visibility and a steady flow of potential customers throughout the day, including shoppers, mall employees, and visitors. With ample on-site parking, convenient access from major roads, and a large shared dining area, this location is ideally positioned for quick service dining, takeout, and high-volume operations.

A compact and efficient footprint makes this an attractive opportunity for an owner-operator or experienced franchisee looking to expand their portfolio. The combination of an established shopping centre, strong retail surroundings, and the support of a recognized Canadian franchise provides an excellent foundation for continued success.

LOT SIZE

Frontage:
1,000.38

Depth:
1,450.29

Dimensions:
888.44 ft x 68.38 ft x 352.65 ft x
168.36 ft x 930.69 ft x 1,450.29 ft x
1,000.38 ft x 343.93 ft x 135.54 ft

Perimeter:
5,337.93 ft

Size:
1,709,533.36 ft² (39.245 ac)

Lot Measurement Accuracy:
LOW



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