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FOR SALE

96 INNOVATION DR #7, KINGSTON

$184,000

$2,752 Gross Rent

1,161 Sq Ft

Quick Service Restaurant

PITA PIT & CHOCOLATO

Modern Pita Pit & Chocolato dual concept location in Kingston, the hometown where this popular quick service restaurant franchise first began. This 1,161 sq ft space is ideal for a QSR operation with low labour requirements and an efficient layout, including seating for 12 indoors plus 8 on the patio. The unit also features ample parking with space for 100 vehicles, making it highly accessible for both locals and visitors.

The franchise offers royalties of 5% + 2.5% along with training and full support from the franchisor, pending approval. With increasing sales, this location presents an excellent opportunity for hands-on ownership to take advantage of the established brand and loyal customer base. The space includes two walk-in fridges, ensuring smooth operations and inventory management.

The lease provides long-term stability with 6 + 5 + 5 years remaining at a highly competitive gross rent of $2,752 including TMI. This turnkey opportunity combines a prime location, proven concept, and strong infrastructure, making it a rare find in Kingston's vibrant restaurant scene. Please do not go direct or speak to staff.

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

RYAN EARL, Broker and Founder
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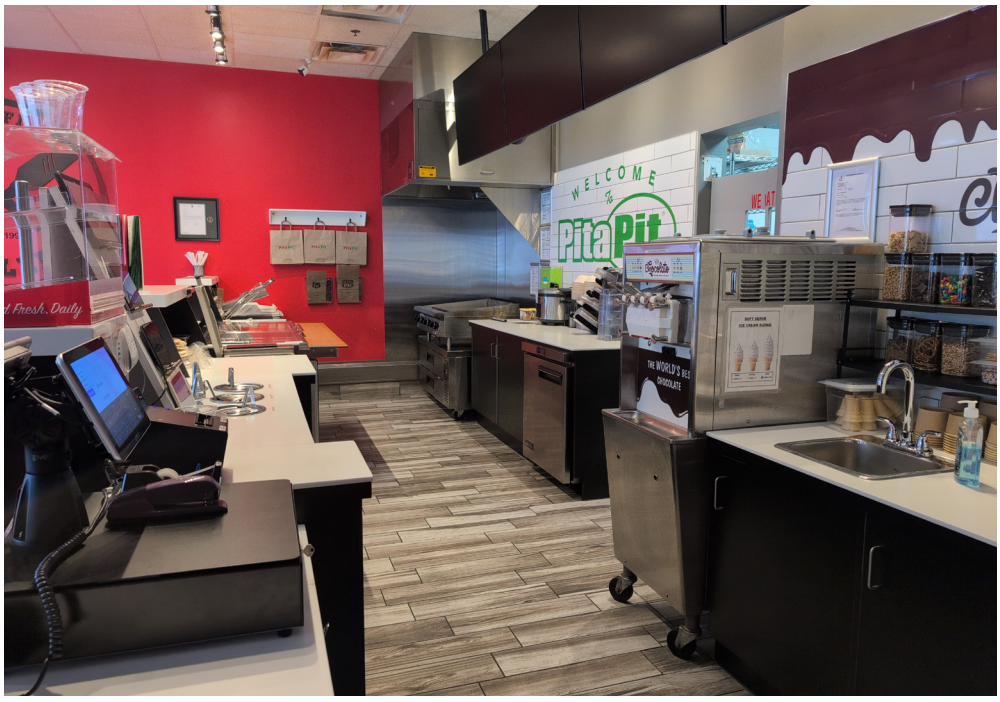












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OTHER LOCATIONS:



GOTCHA BUBBLE TEA

- Quick Service Restaurant QSR
- 2,000 Sq Ft
- $6,017 Gross Rent
- Seating for 30



MIGHTY BIRD BURLINGTON

- QSR Franchise
- 1,489 Sq Ft
- $5,989 Gross Rent
- Seating for 30



ODD BURGER BRAMPTON

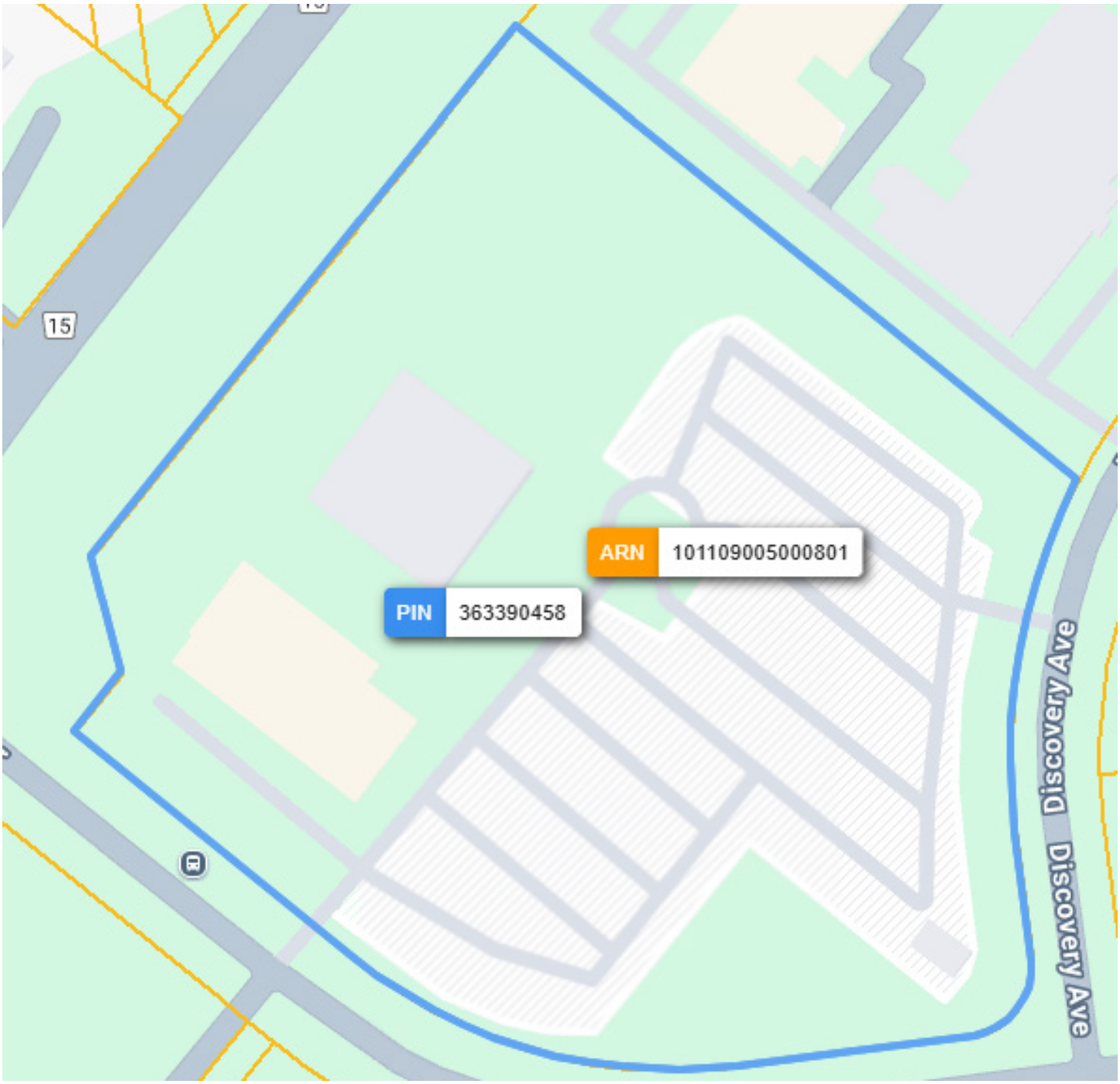
- Quick Service Restaurant QSR
- 1,031 Sq Ft
- $4,284 Gross Rent
- Seating for 8

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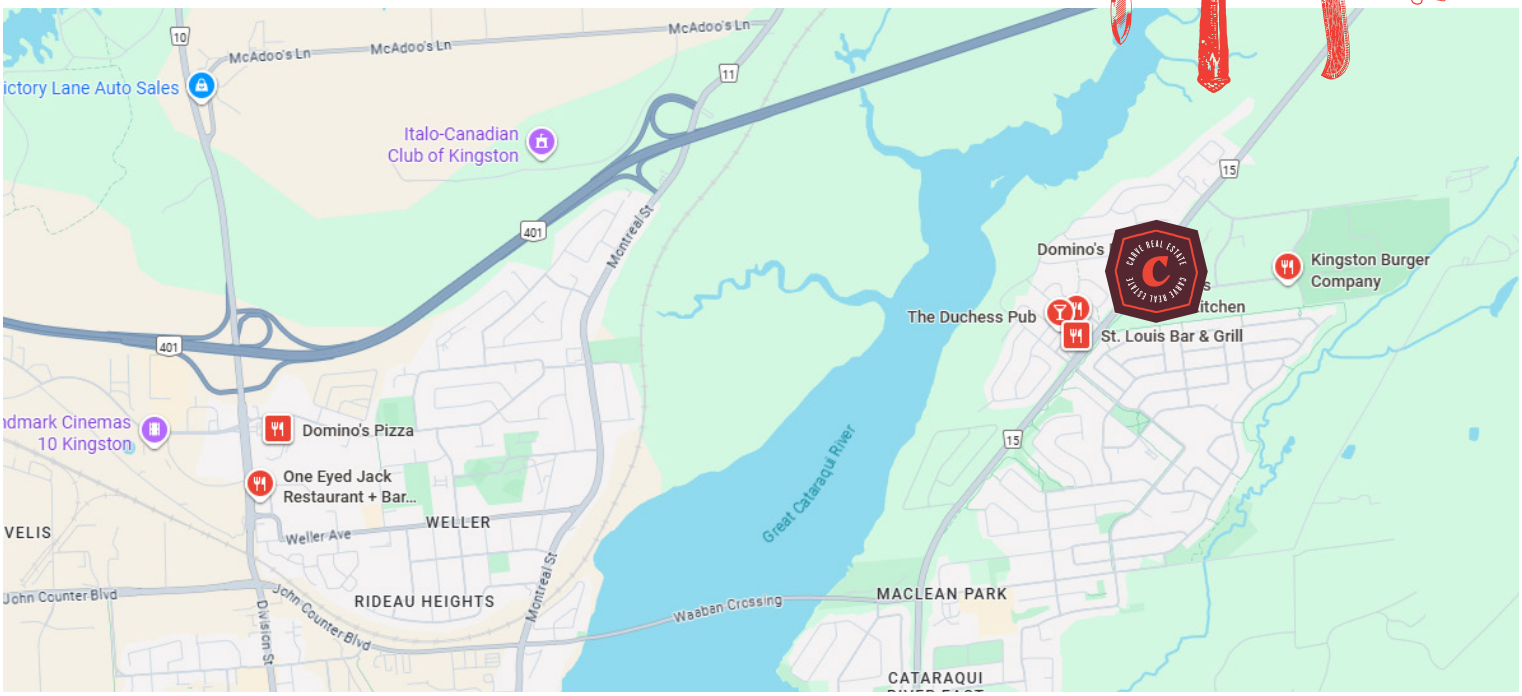


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BUILDING DETAILS

This Pita Pit location is situated in eastern Kingston, adjacent to the military base and directly on Highway 15, providing excellent exposure to both local residents and commuters. The surrounding area features a mix of residential neighbourhoods and new developments, attracting families, professionals, and military personnel, creating a strong and diverse customer base.

Just a five-minute drive from Highway 401, the location offers easy access for visitors and delivery services, enhancing its appeal for both dine-in and takeout business. The area has seen consistent growth in recent years, with new residential and commercial developments contributing to increasing foot traffic and demand for convenient dining options.

With its strategic location, loyal local following, and proximity to key transportation routes, this Pita Pit location benefits from a thriving market and strong long-term potential. It's an ideal spot for franchise operators looking to capitalize on Kingston's growing eastern corridor and a high-visibility location along a major traffic artery.

LOT SIZE

Frontage:
266.19 ft along Innovation Dr

Depth:
Approximately 506.72 ft

Dimensions:
87.09 ft x 178.64 ft x 9.49 ft x 9.49 ft x 9.49 ft x 9.49 ft x 9.49 ft x 9.49 ft x 9.49 ft x 9.49 ft x 97.43 ft x 269.92 ft x 537.99 ft x 506.72 ft x 88.51 ft x 57.41 ft x 266.19 ft x 221.46 ft

Perimiter:
2,385.17 ft

Size:
379,147.61 ft^2 (8.704 ac)

Lot Measurement Accuracy:
LOW

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