



**FOR SALE**

**1753 HIGHWAY 2, KINGSTON**

**\$3,499,000**

**Owned Property**

**7,250 Sq Ft**

**Restaurant & Apartment**

## RESTAURANT AND BANQUET SPACE

Unique opportunity to purchase waterfront property in Kingston Ontario for an operator or developer. This property is home to a large restaurant and event space that overlooks Treasure Island and the St. Lawrence River. The lot is being severed from the operating marina. The Restaurant is on one level with a large walk-around patio with a view of the waterfront.

The Banquet space also has a large outdoor wrap-around deck with waterfront views. Licensed for 150 inside and 150 on the patio this is a perfect venue for weddings, parties, and of course busy summers. There is additional office space and a residential 1 bedroom apartment. The building is zoned CT4 for Hotel & Restaurant. Please do not go direct or speak to ownership or staff.

Formerly a popular restaurant with years of success the space is now vacant and in excellent condition. The large commercial kitchen has a 14ft hood and is partially equipped with a large prep area to handle large events.

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



**RYAN EARL, Broker and Founder**  
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carverestate.com | This document is not meant to solicit existing listings. (12.2002).





## OTHER LOCATIONS:



### HOSS'S DINER

- Located on a 4 acre property
- 19,182 Sq Ft
- Businesses & Home
- Licensed for 100



### THE ROYAL COACHMAN

- Land, restaurant & home
- 1.8 acres - 3,190 sf - 1,934 sf
- Restaurant with Land & Home
- Licensed for 127 interior, 56 patio



### BELONG SHARBOT LAKE

- Licensed Restaurant
- 2,400 Sq Ft
- Business with Property
- Licensed for 56 + 40 patio

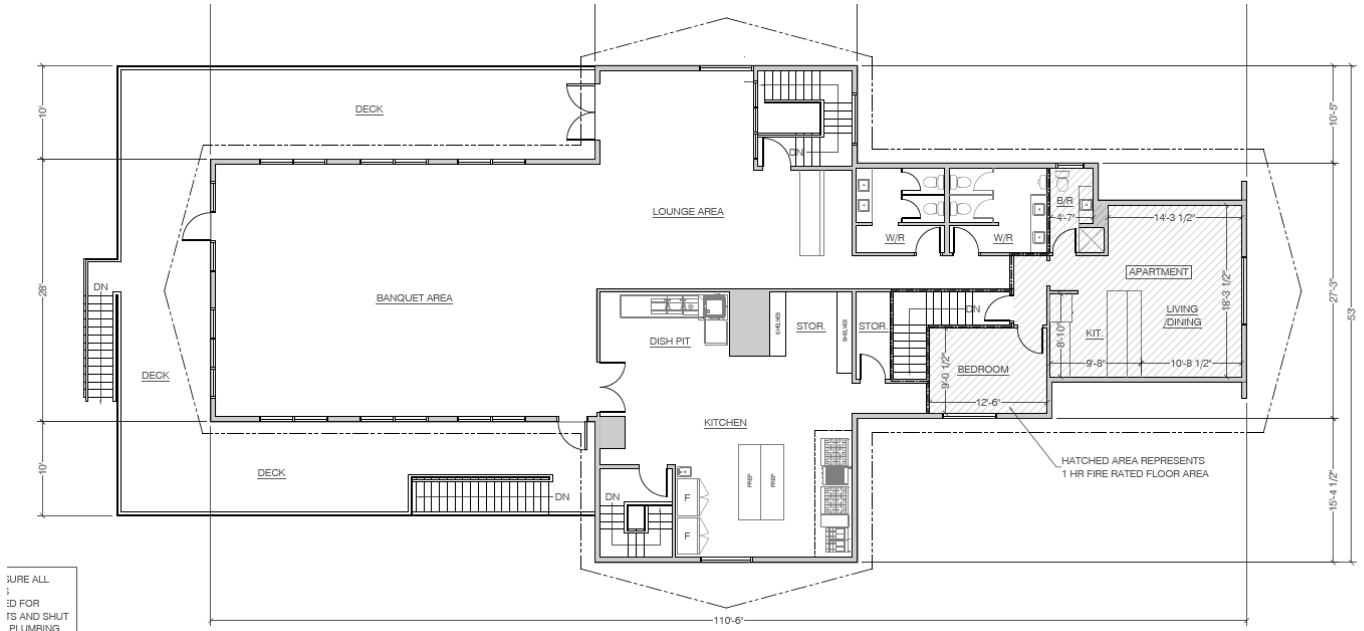


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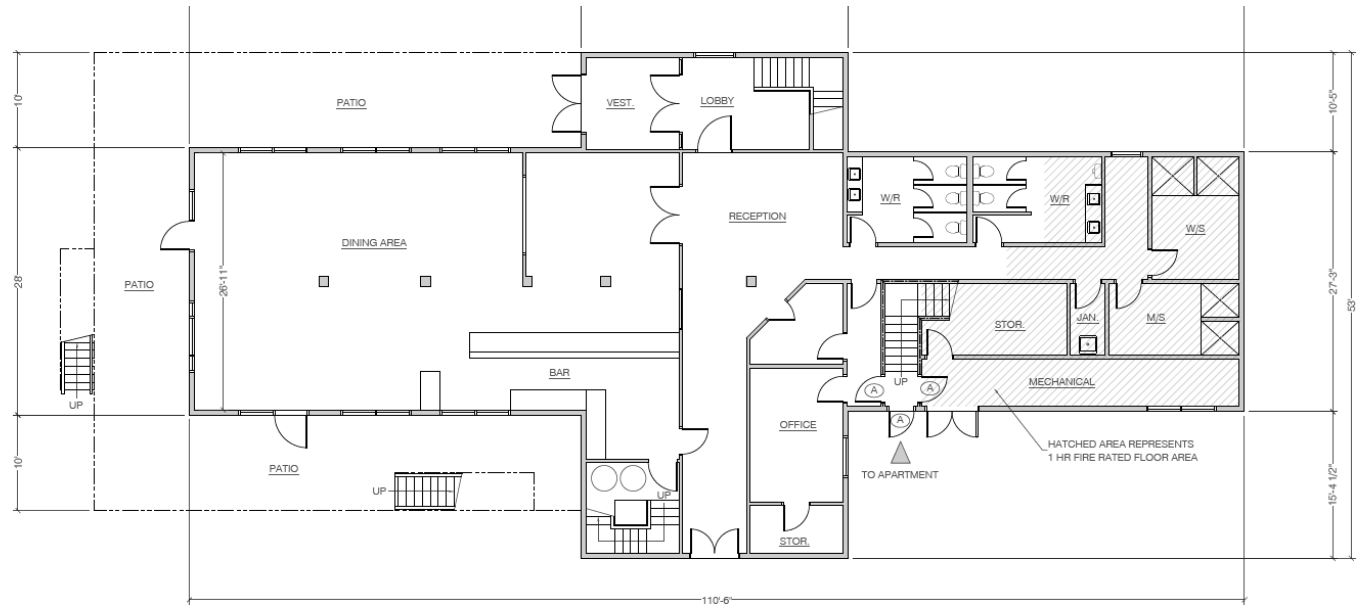
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VERIFY ALL  
SIZES FOR  
DOORS AND SHUTTERS  
PLUMBING



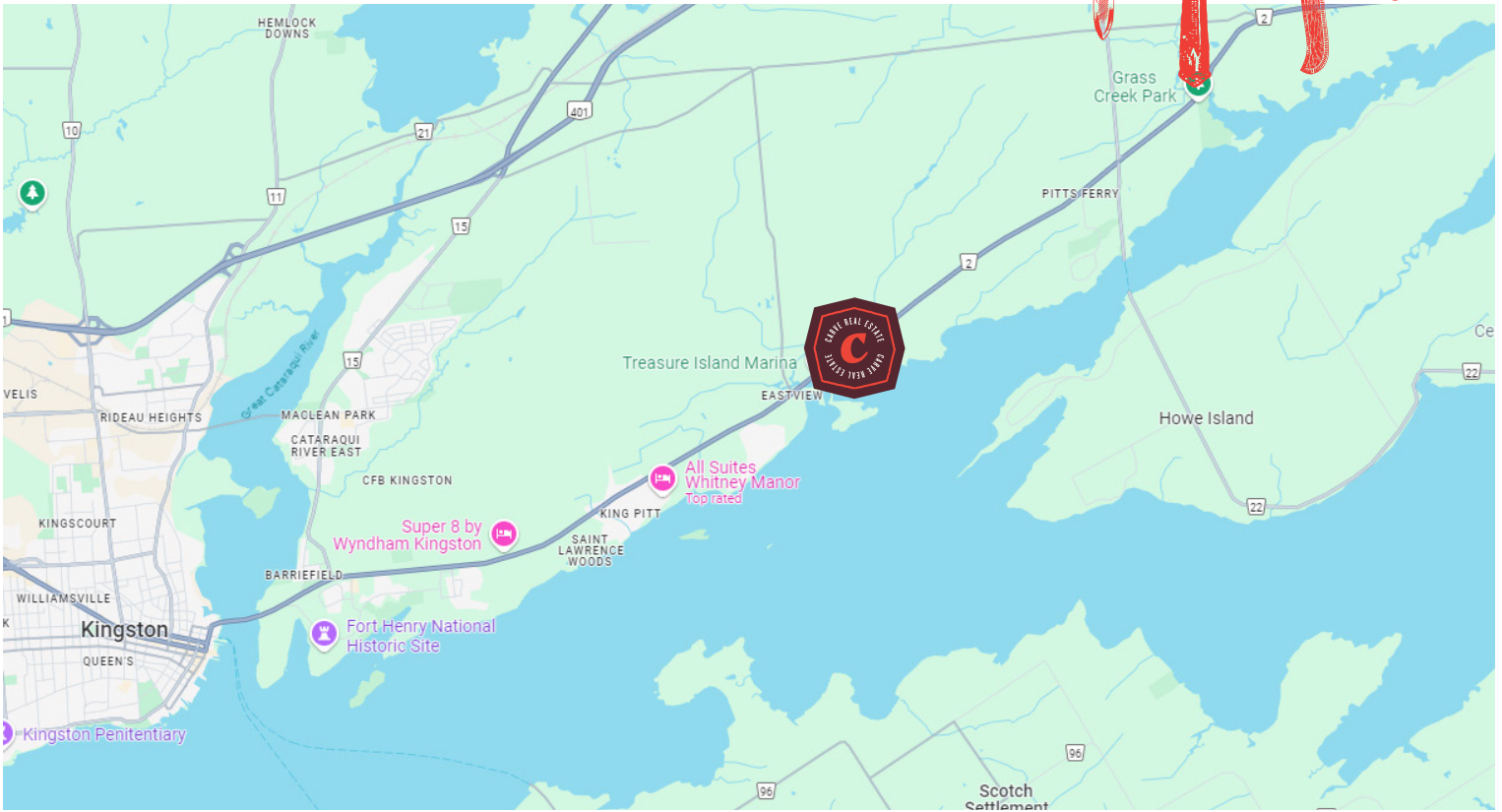
1 MAIN FLOOR PLAN  
A1



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## BUILDING DETAILS

The restaurant has an exceptional location at the mouth of the Bateau channel between Kingston and the 1000 Islands with easy access to Lake Ontario, the St Lawrence River, the Rideau Canal, and amazing places in Ontario and the U.S.A.

This region is renowned for its spectacular natural environment and the warm, friendly people that live in it.

There are very few buildings like this with views of the St. Lawrence and there is huge potential for weddings, banquets, and events all year long.

**Property Details:** The licensed restaurant seats 150 inside and 150 on the patio. With 5 washrooms, a 14 foot commercial hood and 100 parking spaces. Also includes a residential apartment on the top floor. Lots of potential for future development.

### LOT SIZE

**Frontage:**  
46,984.42 ft<sup>2</sup> along Highway 2

**Depth:**  
Approximately 849.74 ft

**Dimensions:**  
78.37 ft x 104.58 ft x 104.58 ft x  
201.63 ft x 224.44 ft x 136.66 ft

**Size:**  
46,984 ft<sup>2</sup>



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