



**1753 HIGHWAY 2, KINGSTON**

## RESTAURANT FOR LEASE

Beautiful waterfront restaurant for lease just outside of downtown Kingston. This large restaurant has a commanding view overlooking Treasure Island and the St. Lawrence River. Featuring a fixtured bar, a large seating area, and a wrap around patio. There is an upstairs banquet available for short term lease and events.

Seating for 100 inside and 50 on the patio, this space has a ton of atmosphere, and is ideal for parties during the tourist season. There is additional office space and a residential 1-bedroom apartment available for rent. Please do not go direct or speak to ownership or staff.

New lease to be created at \$6,500 Gross rent including taxes, septic, hydro, water, POS, and telephone. The large commercial kitchen has a 14-ft hood and features a large prep area to handle large events.

**For Lease**

**\$6,500 Gross Rent**

**3,500 Sq Ft**

**Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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## OTHER LOCATIONS:



### AMADEUS CAFE

- Licensed Restaurant
- 2,200 Sq Ft
- \$4,600 Gross Rent
- Licensed for 82 + 50 Patio



### 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

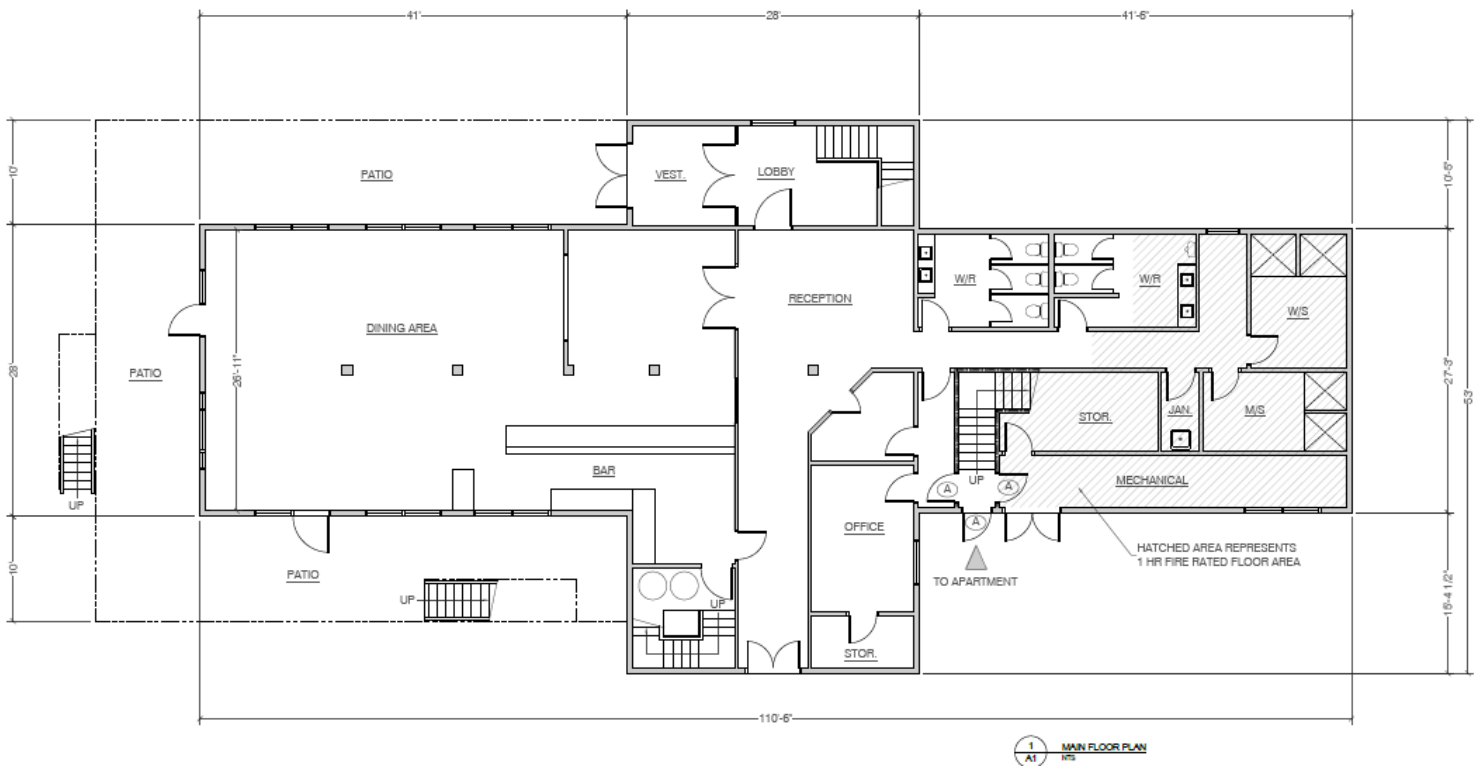


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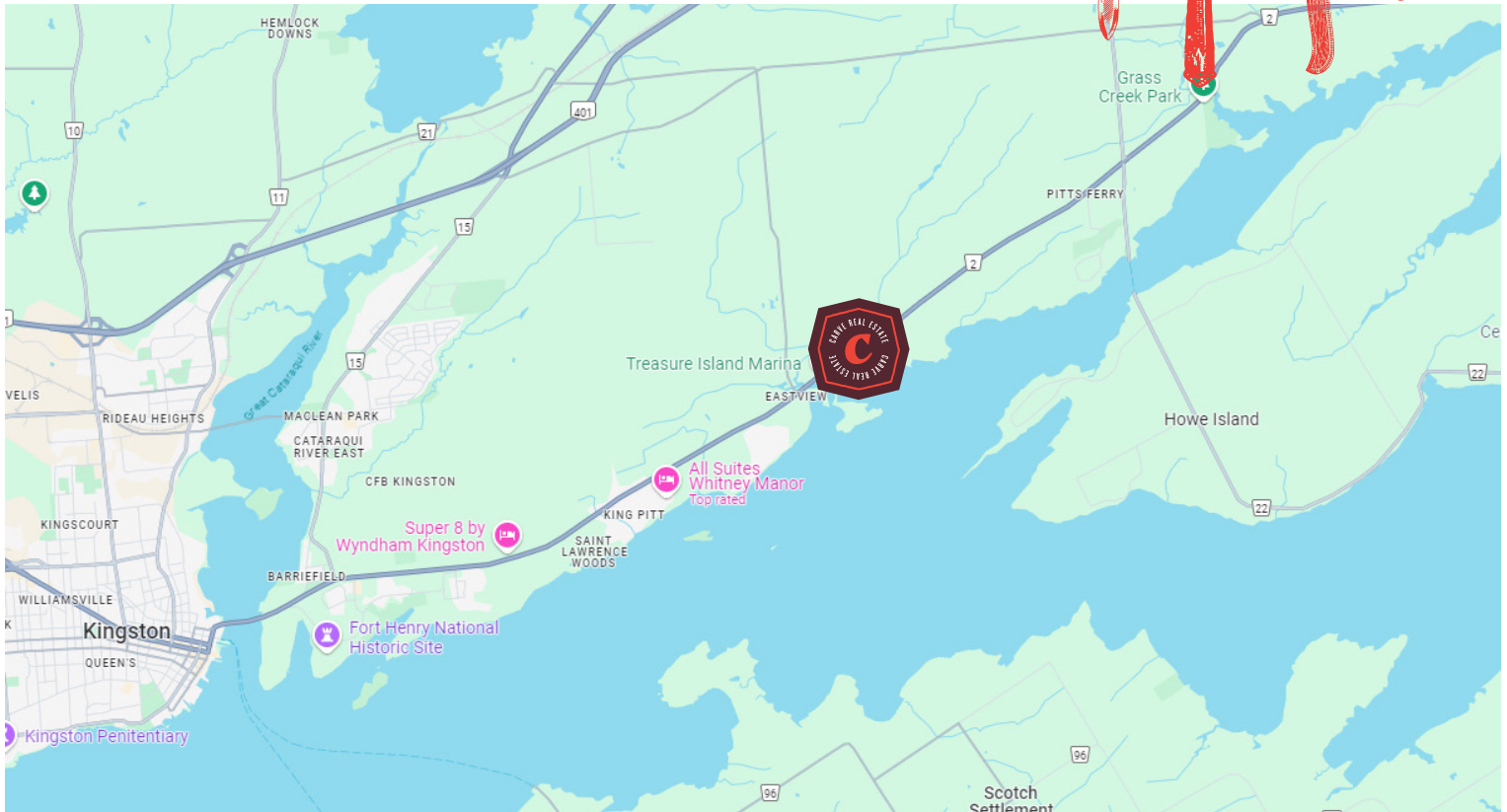
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## BUILDING DETAILS

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 100 inside and 50 on the patio. With 5 washrooms, a 14 foot commercial hood and 100 parking spaces. There is the potential to rent out the residential apartment on the top floor.

### 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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