



**FOR SALE**

**356 PRESTON ST, OTTAWA**

**\$599,000**

**\$15,000 Net Rent**

**3,500 Sq Ft**

**Licensed Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## LA FAVORITA

La Favorita is a staple in the Ottawa restaurant community going back to 1986 from chef Nick Shallal. This beautiful Italian restaurant lies in the heart of Little Italy. Reputation aside, this restaurant is a real performer with excellent sales.

Licensed for 74 in the main room, 28 upstairs, and 26 on the shaded patio. Full chef's kitchen with two hood systems totaling 15 ft plus a wood burning pizza oven. 200 amp 3-phase service.

Available with a new attractive lease with term, or you can purchase the building as well. 3,500 sq ft layout with 2 walk-ins and tons of prep area in the kitchen. Available with training or rebrand. Please do not go direct. Thank you.



**RYAN EARL, Broker and Founder**

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Royal LePage Signature Realty  
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 8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5

This document is not meant to solicit existing listings. (12.2002).





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## OTHER LOCATIONS:



### BRIAN'S BAR & GRILL

- Brian's Bar & Grill - Licensed
- 3,250 Sq Ft
- \$2,000 gross rent
- Great location in Caselman



### BISTRO

- 1844 Bistro Pub & Eatery
- 3,000 Sq Ft
- \$1,500 gross rent
- Great location in Casselman



### BUELL STREET BISTRO

- Gorgeous downtown Brockville
- 4,750 Sq Ft
- Owned property
- Business with residentia

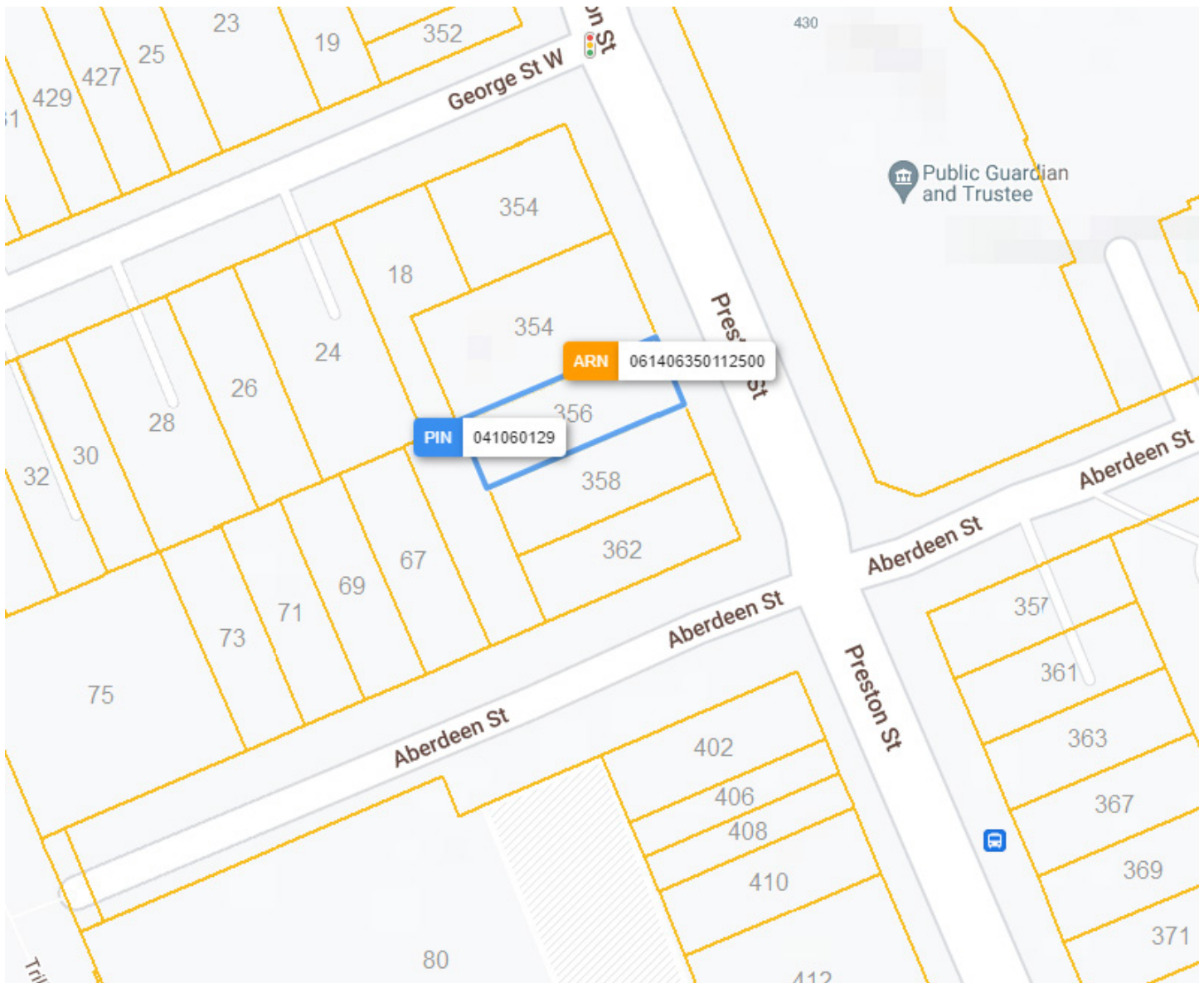


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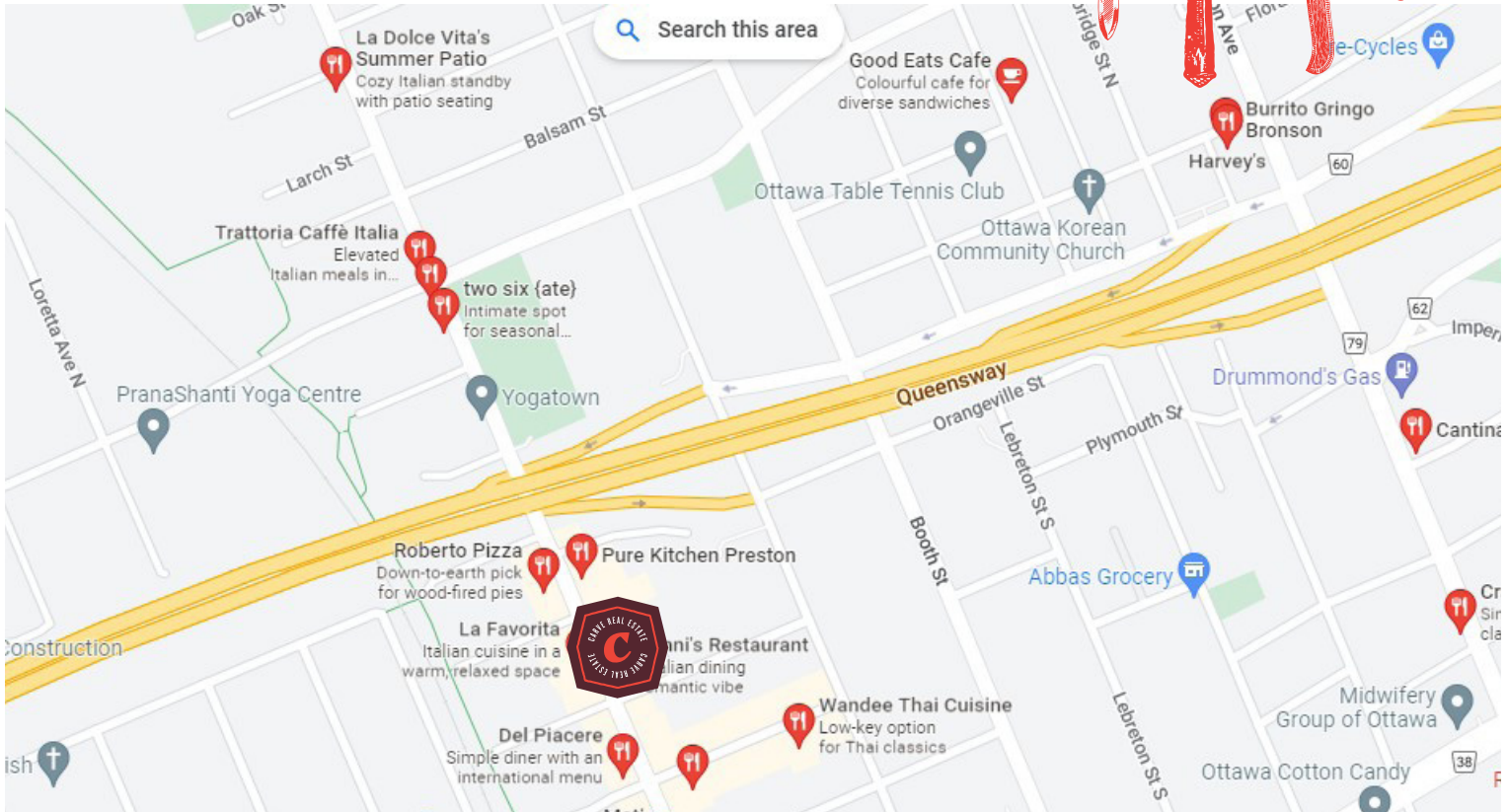
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## BUILDING DETAILS

Ottawa's Little Italy is one of the city's premier neighbourhoods and most popular destinations for restaurants of all types.....but especially Italian. Preston Street forms the spine of the neighbourhood and it is home to the majority of it's businesses, with this one being no exception.

The neighbourhood is divided into two halves by the Queensway/Highway 417 and this property is located in the south end, between the highway and Dow's Lake.

**Property Details:** This commercial unit has seen many upgrades and all of the leaseholds and systems are in excellent condition.

The ceilings are high with additional seating upstairs in a licensed area that is perfect for parties and private events.

### LOT SIZE

**Frontage:**  
33.33 ft along Preston St

**Depth:**  
Approximately 98.00 ft

**Dimensions:**  
98.55 ft x 33.29 ft x 98.35 ft  
x 33.29 ft

**Size:**  
3,272.23 ft<sup>2</sup> (0.075 ac)



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