

FOR SALE

2194 ROBERTSON RD. NEPEAN

\$799,000

\$6,902 Gross Rent

2,650 Sq Ft

Licensed Restaurant

ZOLAS ITALIAN RESTAURANT

Zolas Restaurant is a very popular restaurant and established business with significant income on top of owner salaries. Situated in Nepean Ottawa and wedged between the two major highways 416 and 417 on a very busy street full of businesses, offices and shopping.

Zolas dates back to 1986 still under original ownership and is a proven winner. Licensed for 87 with a great layout and full chef's kitchen. Full training to be provided. Please do not go direct.

Great lease rate of \$6,902 gross rent including TMI with 3 + 5 remaining. 2,650 sq ft layout with a liquor license for 87. Front retail area with great margins for pick up/delivery, catering, pre-made meals, and retail.

READY FOR SECONDS?

Call me to discuss this listing today.



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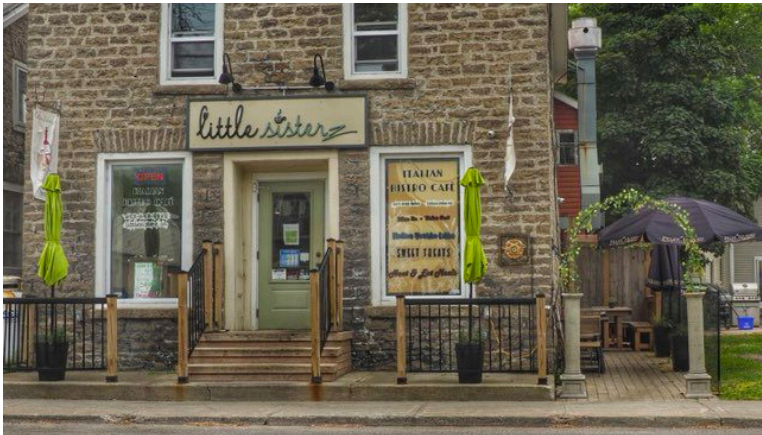
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OTHER LOCATIONS:



LITTLE SISTERZ

- Located in beautiful Spencerville
- Business with property
- 2,600 sq ft
- Popular mornings, afternoons, & evenings



FRESHII - NEPEAN

- Freshii Franchise in Ottawa
- \$4,468 gross rent
- 1,222 sq ft
- Seating for 18



LA FAVORITA

- La Favorita
- \$15,000 net rent
- 3,500 sq ft
- Great location in Ottawa



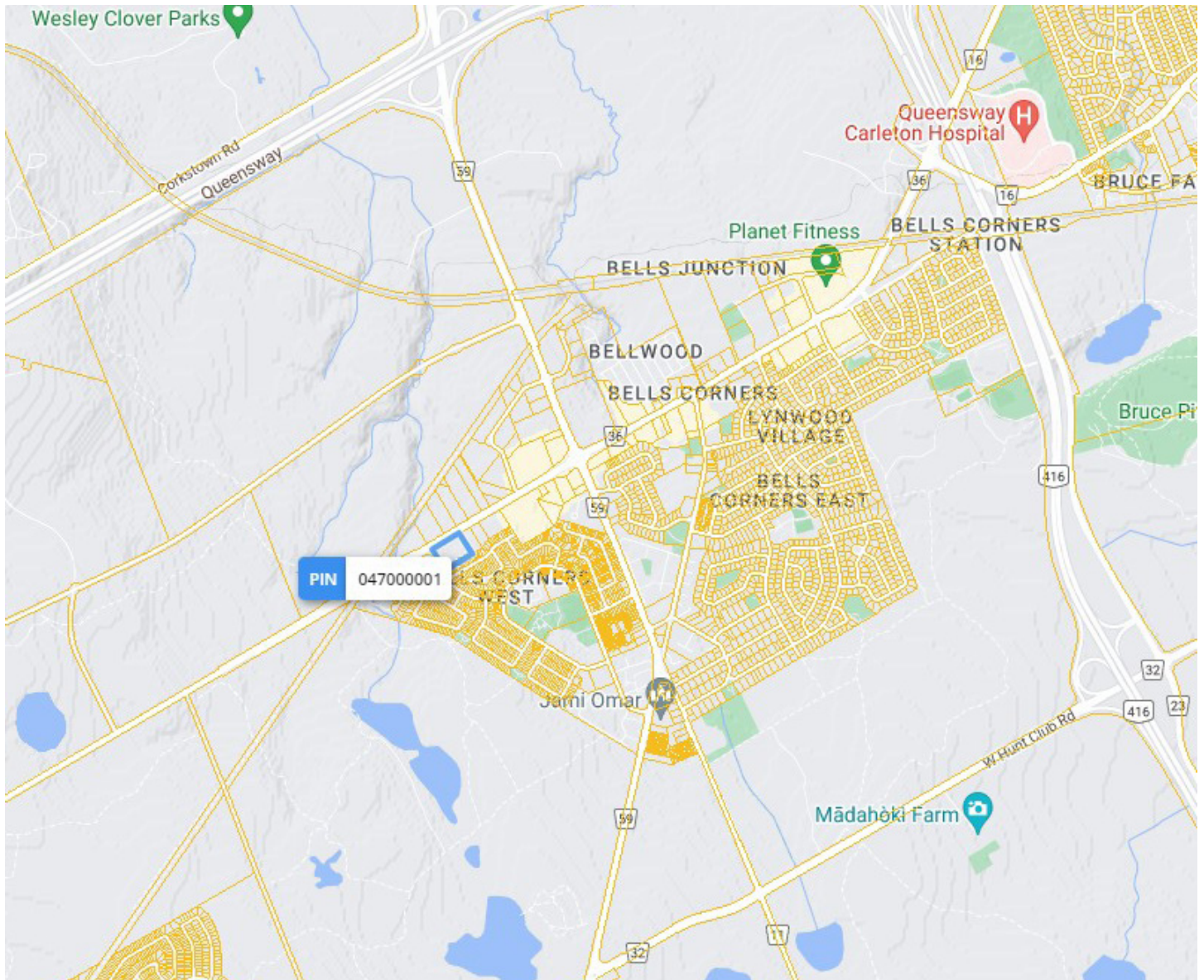
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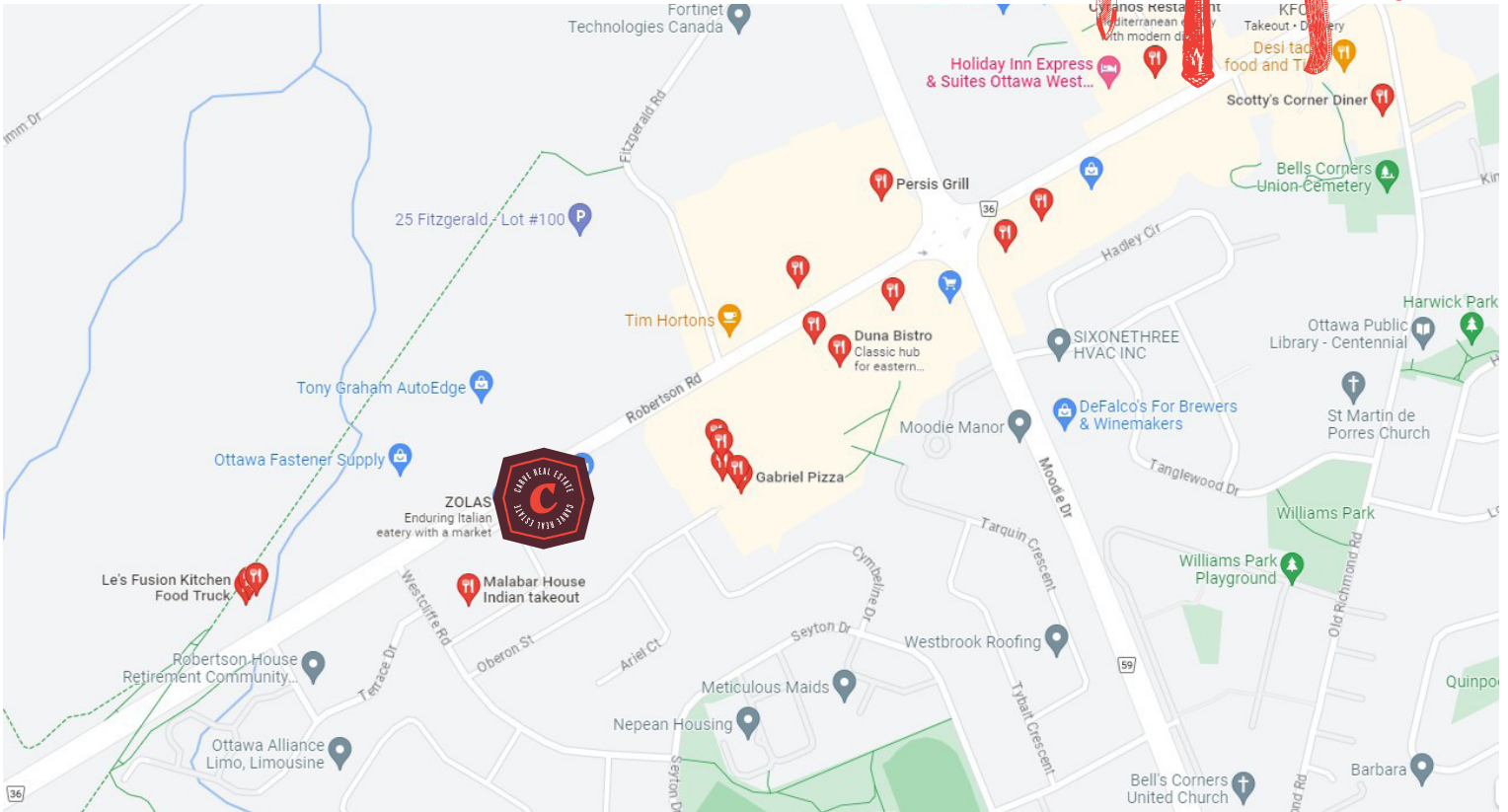
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BUILDING DETAILS

Nepean is one of Ottawa's busiest outer areas that has long since been amalgamated with Ottawa and is now part of the Capital City proper.

The plaza is located on the main thoroughfare is home to other businesses and the street has multiple large plazas making it a shopping and dining destination for the area. Great access from both Highway 417 and Highway 416.

Property Details: The restaurant occupies the busy corner unit facing the main street and has the best exposure of the entire plaza. Spot on the marketing pylon and additional street signage as well as multiple signs on the building itself.

The unit is perfect built to suit this business with a semi open concept kitchen and a front retail area that provides excellent sales with great margins on top of the sit down dining room crowd.

LOT SIZE

Frontage:

492.00 ft along Robertson Rd

Depth:

Approximately 355.00 ft

Dimensions:

458.48 ft x 354.63 ft x 458.48 ft x 354.66 ft

Size:

162,588.71 ft² (3.733 ac)



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