



FOR SALE

51 MARKETPLACE AVE, OTTAWA

\$299,000

\$7,234 Gross Rent

1,473 Sq Ft

Quick Service Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

QSR FOR REBRANDING

Modern quick service restaurant (QSR) available for conversion in a very busy plaza in the Barrhaven area of Ottawa! Currently a popular Indian street food concept that can be converted into a different concept, cuisine, or franchise. Perfect for a concept looking to expand into one of the Ottawa's busiest markets.

Great layout built for low labour/staffing costs with seating for 20. Great location with tons of sunlight and well over 100 parking spaces. Tons of visibility with lots of signage on two sides of the unit in a plaza known for restaurant options.

Attractive lease rate of \$7,234 Gross Rent including TMI with 9 + 5 + 5 years remaining on the lease. 7-foot commercial hood with large kitchen and lots of prep area.



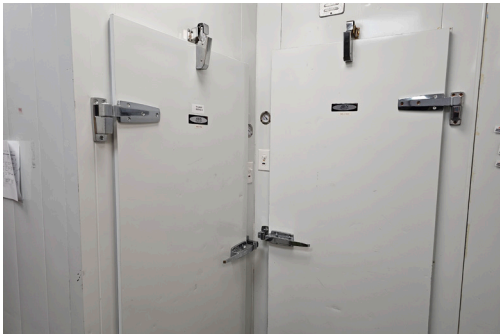
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OTHER LOCATIONS:



QSR FOR REBRANDING

- Indian Street Food Franchise
- 1,523 Sq Ft
- \$7,377 Gross Rent
- Seating for 24



QSR FOR REBRANDING

- Indian Street Food Franchise
- 1,918 Sq Ft
- \$8,531 Gross Rent
- Seating for 27



QSR FOR REBRANDING

- Quick Service Restaurant QSR
- 1,100 Sq Ft
- \$5,000 Gross Rent
- Great visibility with 1 parking space

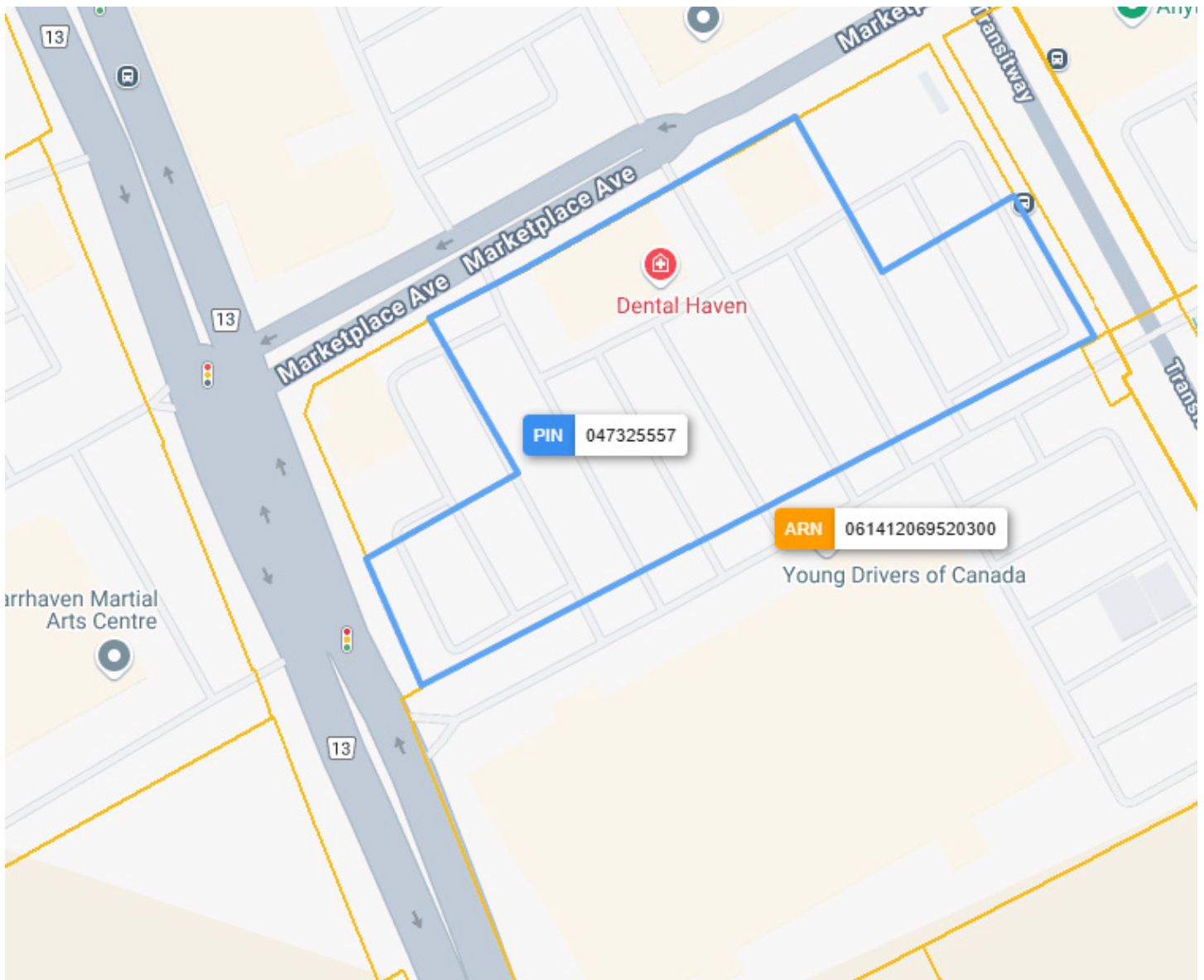


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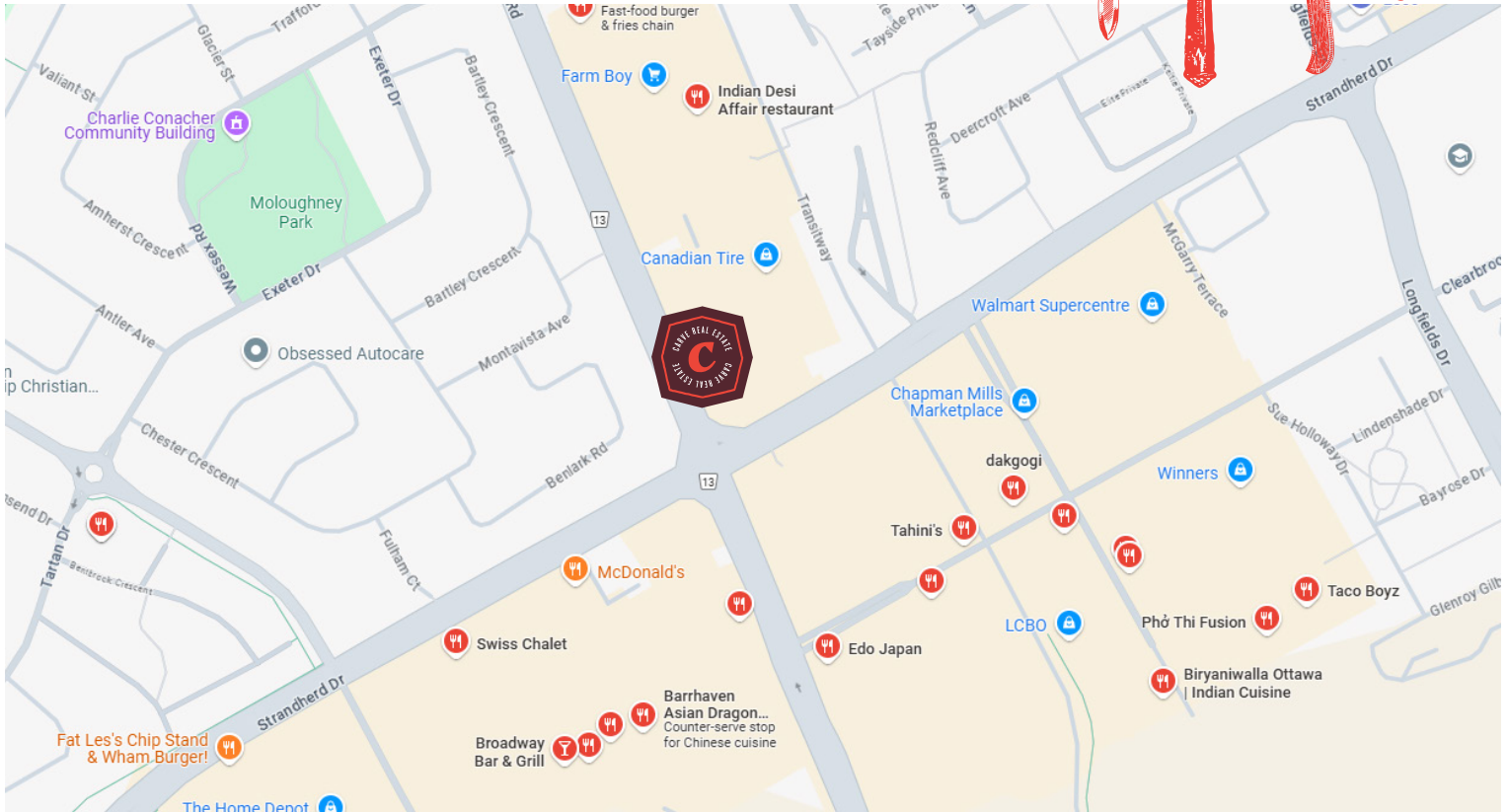


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BUILDING DETAILS

Excellent location for a quick service restaurant located in one of the busiest plazas in all of Ottawa that is home to a large number of anchor tenants that draw in tons of customers with a great mix of retail, service, and restaurants.

This is a very busy plaza and area for shopping and for restaurants. It is the de facto retail destination for all of southwestern Ottawa.

Property Details: Modern plaza with steel roof and concrete pad construction that is easy to maintain and service. 200-amp 3-phase power with parking all around the unit. Ideal for quick service restaurants with an easy conversion to a different concept.

LOT SIZE

Frontage:
362.46 ft along Yonge St

Depth:
Approximately 155.40 ft

Dimensions:
132.47 ft x 154.06 ft x 362.46 ft x
155.42 ft x 151.45 ft x 120.35 ft x
659.67 ft x 140.39 ft

Size:
140,608.83 ft² (3.228 ac)



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