

FOR SALE

189 LYON ST N, OTTAWA

\$499,000

THE CAESAR CO.

A rare opportunity to acquire a fully built-out, high-end restaurant in the heart of downtown Ottawa. Just steps from Parliament Hill, major hotels, and thousands of office workers, this location sits on a busy corner with excellent visibility. Guests can enter directly from the street or through the prestigious Minto One80Five building, ensuring a steady mix of locals, business professionals, and tourists year-round.

The restaurant offers 5,500 sq. ft. of beautifully designed space with multiple dining rooms and a huge production kitchen capable of handling high-volume service. Licensed for 185 guests inside plus 60 more on a gorgeous elevated patio, the layout is ideal for lunch crowds, business dinners, private events, and evening service. The design provides flexibility for both intimate dining and larger gatherings.

With an outstanding gross lease of only \$6,000 per month (including TMI) and 4 + 5 + 5 years remaining, the economics are hard to beat. The business is available turnkey but also presents an excellent opportunity for rebranding into a new concept, cuisine, or franchise. Please do not go direct or speak to staff or ownership.

\$6,000 Gross Rent

5,500 sq ft

Licensed Restaurant with Patio

READY FOR SECONDS?

Call me to discuss this listing today.



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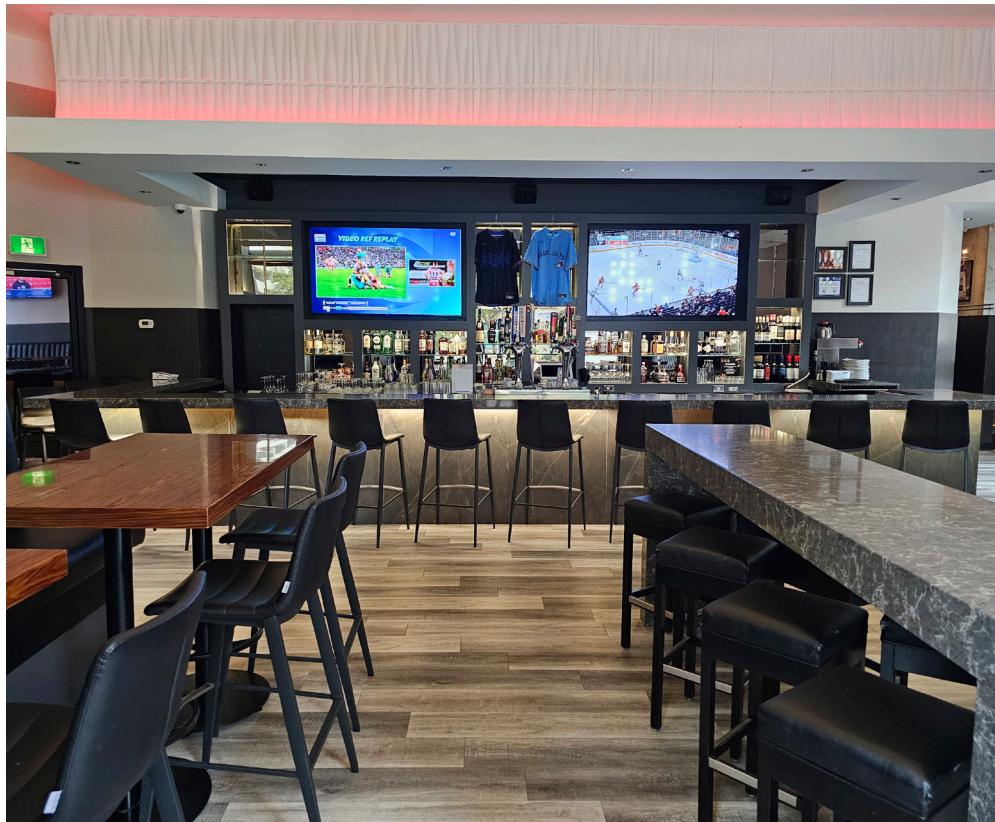
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OTHER LOCATIONS:



BELONG SHARBOT LAKE

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



MELTWICH

- Quick Service Restaurant
- 605 Sq Ft
- \$4,500 Gross Rent



FINNIGAN'S TAVERN

- Licensed Restaurant with Patio
- 2,160 Sq Ft
- \$2,600 Gross Rent
- Licensed for 62

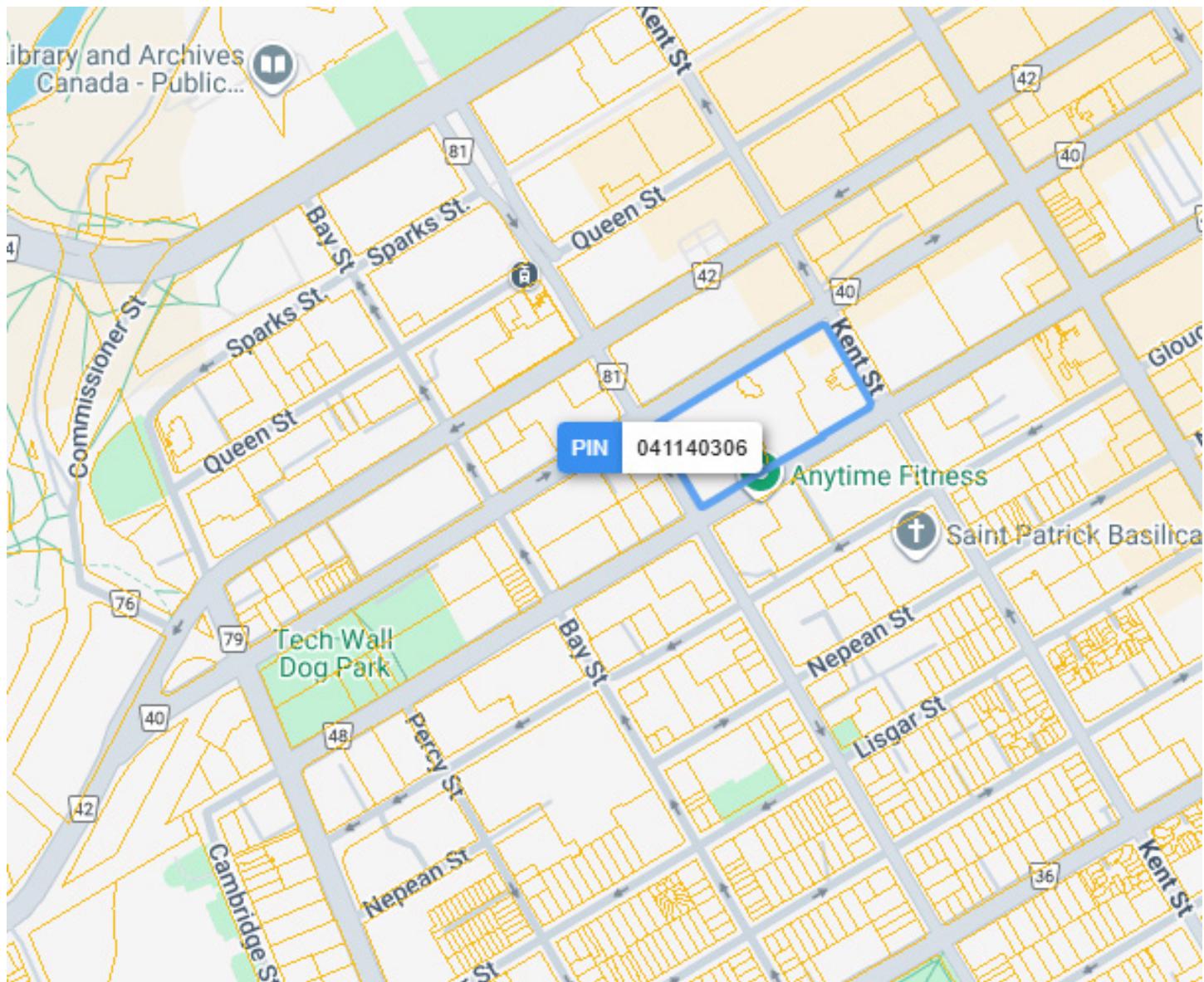


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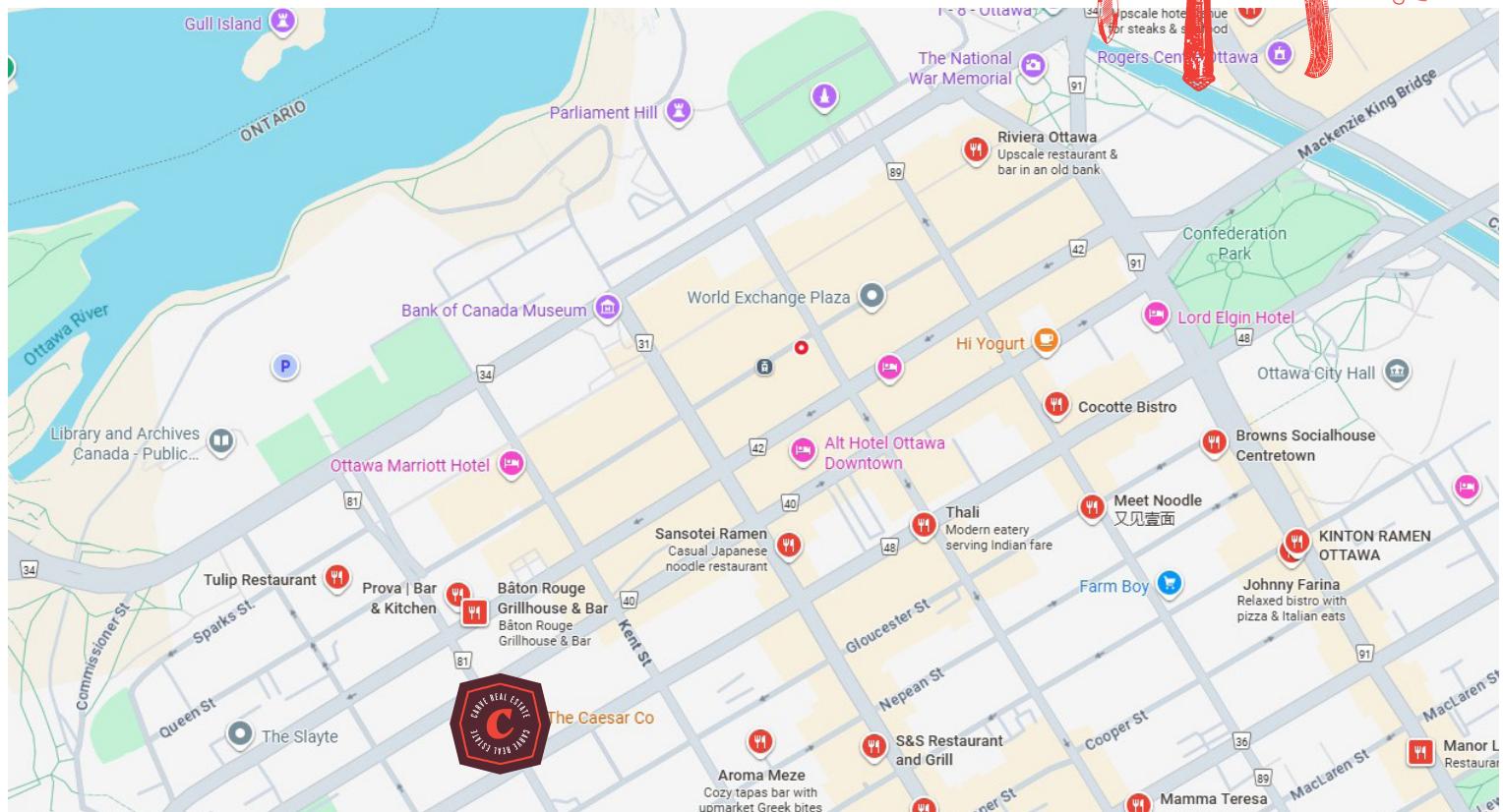
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BUILDING DETAILS

This premium location is in the heart of downtown Ottawa, surrounded by hotels, civic buildings, office towers, restaurants, event spaces, and a thriving mix of businesses. The area benefits from constant foot traffic, making it ideal for a high-end dining concept, wine bar, or as a new home for an established brand or franchise.

Property Details: The restaurant is fully equipped with high-end leaseholds and top-quality equipment, including a chef's kitchen with a 25-ft commercial hood and three walk-in coolers (two large, one small). With 200-amp 3-phase power, the space is ready to handle high-volume operations and a variety of culinary concepts. Signage opportunities are excellent, providing strong visibility to passersby.

Two dedicated parking spaces are included in the lease, adding convenience for staff and guests in this busy downtown location. This turnkey opportunity combines a prime address with professional-grade infrastructure, creating the perfect platform for a premium dining experience.

LOT SIZE

Frontage:

263.36 ft along Lyon St

Depth:

Approximately 424.25 ft

Dimensions:

119.51 ft x 3.16 ft x 424.25 ft x
263.36 ft x 389.94 ft x 3.01 ft x
152.53 ft x 13.86 ft x 247.27 ft x
13.73 ft

Size:

146,841.12 ft²(3.371 ac)



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