



**FOR SALE**

**407 DALHOUSIE ST, OTTAWA**

**\$429,000**

**\$6,559 Gross Rent**

**1,000 Sq Ft**

**QSR - Franchise**

## SMOKE'S POUTINERIE

Outstanding opportunity to purchase an iconic Canadian franchise in Ottawa's ByWard Market district. This turkey QSR (quick service restaurant) offers seating for 15, and 1,000 sq ft of space, making it ideal for both take-out and dine-in customers alike. The central, downtown location also sees a large amount of foot traffic due to its proximity to numerous local attractions as well as many entertainment establishments.

The kitchen features a 7 ft hood with a full size walk-in fridge, plus the basement offers additional storage and freezer with a separate office space set up. An attractive lease rate of \$6559 Gross Rent including TMI, with a 1+5 term remaining and renewal option, providing the new owner with long term security. Royalties are 6% + 2% with solid head office support.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**LES MILBORN, Sales Representative**  
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This document is not meant to solicit existing listings. (12.2002)

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## OTHER LOCATIONS:



### ODD BURGER

- Quick Service Restaurant QSR
- 1,067 Sq Ft
- \$5,466 Gross Rent
- Seating for 10



### THE CAESAR CO

- Licensed Restaurant with Patio
- 5,500 Sq Ft
- \$6,000 Gross Rent
- Licensed for 250 + 60



### ST. LOUIS BAR AND GRILL

- Sports Bar Franchise
- 3,000 Sq Ft
- \$13,274 Gross Rent
- Seating for 80 + 120



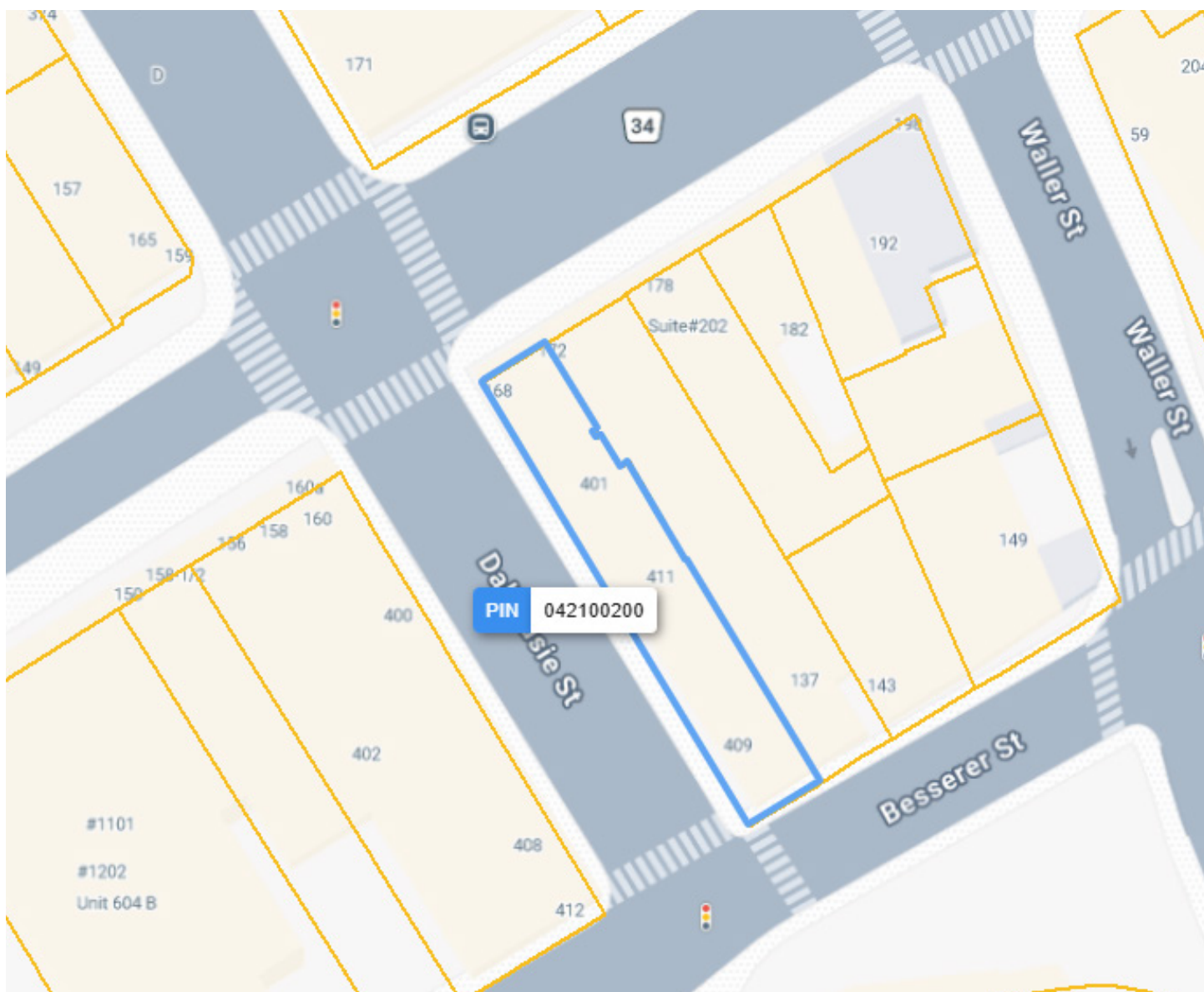
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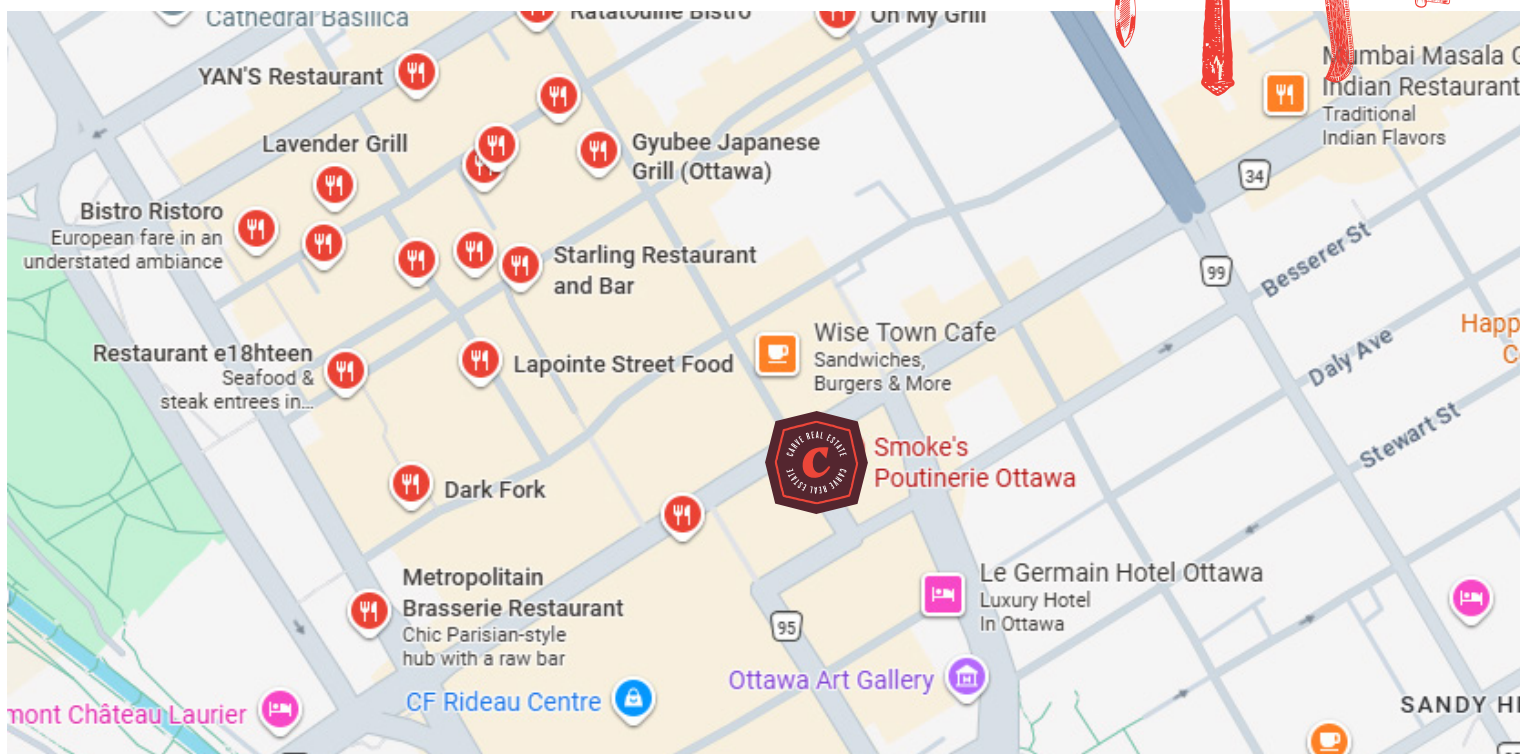
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## BUILDING DETAILS

The ByWard Market in Ottawa is one of Canada's oldest and largest public markets, established in 1826. It features a vibrant mix of shops, restaurants, and outdoor vendors, making it a popular destination for both locals and tourists. It is easily accessible and pedestrian-friendly, and attracts an average of 50,000 visitors each weekend during peak seasons, making it a bustling centre of activity in Ottawa.

**Property Details:** A very manageable 1,000 sq ft supported by a 200-amp service, the full commercial fit out does not require any upgrades, giving the new owner a complete, turnkey operation in a prime location.

### LOT SIZE

**Frontage:**  
38.85 ft along Dalhousie St

**Depth:**  
Approximately 27.29 ft

**Dimensions:**  
29.43 ft x 202.26 ft x 33.15 ft x  
101.31 ft x 0.36 ft x 44.81 ft x 3.73 ft  
x 14.39 ft x 2.29 ft x 2.92 ft x 2.29 ft  
x 39.19 ft

**Perimeter:**  
475.72 ft

**Size:**  
6,469.10 ft<sup>2</sup> (0.149 ac)

**Lot Measurement Accuracy:**  
LOW



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