



FOR SALE

407 DALHOUSIE ST, OTTAWA

\$399,000

\$6,559 Gross Rent

1,000 Sq Ft

QSR - Franchise

SMOKE'S POUTINERIE

Outstanding opportunity to purchase an iconic Canadian franchise in Ottawa's famous ByWard Market district. This turnkey quick service restaurant (QSR) offers approximately 1,000 Sq Ft of space with seating for 15 in one of the city's busiest pedestrian corridors. Surrounded by attractions, offices, restaurants, hotels, and entertainment venues, the location benefits from strong year-round foot traffic.

Easy to manage and operate, the restaurant is well suited for dine-in and takeout service. The kitchen features a 7-ft commercial hood and a full-size walk-in fridge, while the basement includes additional storage, freezer space, and a separate office.

Lease rate of \$6,549 Gross Rent including TMI with a new 5 + 5 year lease term to be provided. Royalties are 6% + 2% with strong head office support and training pending franchisor approval. A rare opportunity to acquire a proven franchise in one of Ottawa's premier hospitality districts.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
416-618-0054 | ryan@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002).

carve REAL ESTATE



RYAN EARL, Broker and Founder
416-618-0054 | ryan@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002).



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



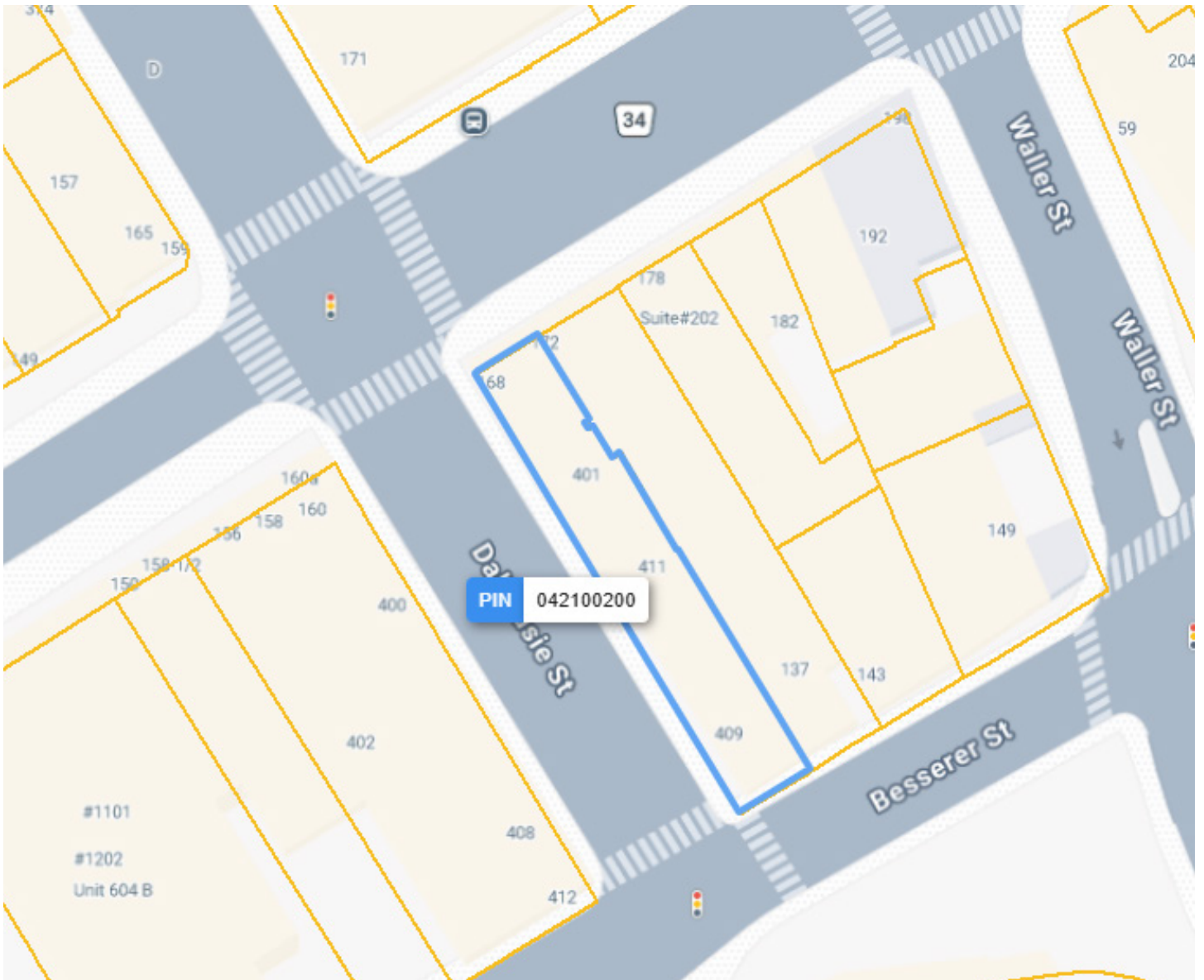
ST. LOUIS BAR AND GRILL

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



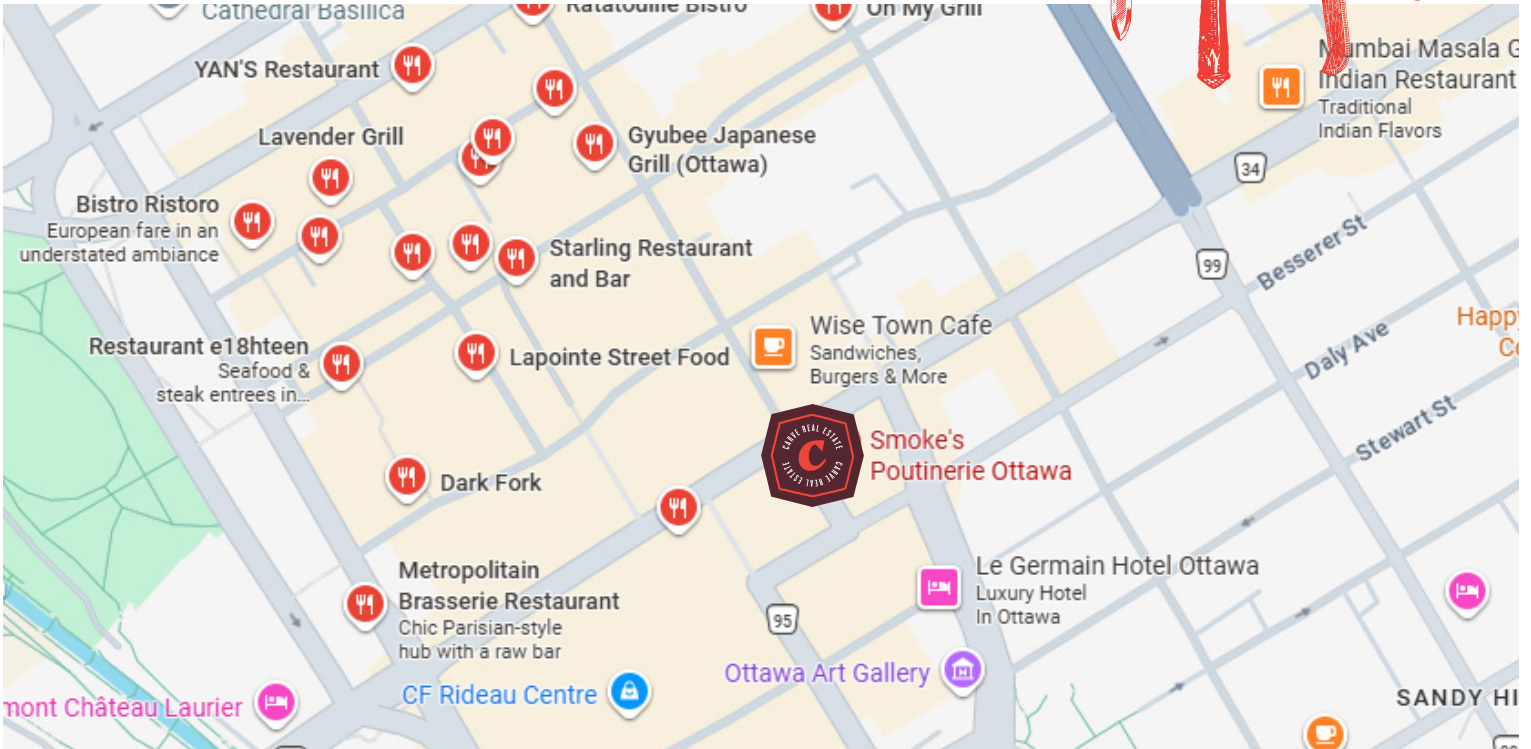
RYAN EARL, Broker and Founder
 416-618-0054 | ryan@carverestate.com
 carverestate.com

Royal LePage® Signature Realty
 Ind. Owned & Operated Brokerage
 495 Wellington St W Suite 100, Toronto, ON M5V 1E9
 This document is not meant to solicit existing listings. (12.2002).



RYAN EARL, Broker and Founder
416-618-0054 | ryan@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002).



BUILDING DETAILS

Located in the heart of Ottawa's historic ByWard Market, this restaurant benefits from one of Canada's most vibrant hospitality and tourism districts. The area attracts millions of visitors annually and is surrounded by hotels, offices, residential developments, entertainment venues, and some of the city's most popular restaurants and nightlife destinations.

The compact and efficient layout makes for an easy-to-operate business with low staffing requirements. Additional basement space provides valuable storage, office, and freezer capacity that is rarely available in downtown locations of this size.

An excellent opportunity for an owner-operator or franchisee looking to establish themselves in a proven high-traffic market. The combination of a premier location, strong infrastructure, and recognized brand support creates a compelling business opportunity in the nation's capital.

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 ft² (0.149 ac)

Lot Measurement Accuracy:
LOW



RYAN EARL, Broker and Founder
416-618-0054 | ryan@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9

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