



FOR SALE

81 CLARENCE ST, OTTAWA

\$299,000

Attractive Lease

750 Sq Ft

Licensed Restaurant and Bar

READY FOR SECONDS?

Call me to discuss this listing today.

BACK TO BROOKLYN

Located in the heart of Ottawa's vibrant ByWard Market, this beautiful restaurant and cocktail bar is currently operating as Back to Brooklyn Restaurant & Lounge. The business boasts very impressive sales and is available with training for a seamless transition, or it can be rebranded into a different concept, cuisine, or franchise to suit a new operator's vision.

This unique property offers approximately 750 sq. ft. on the main floor plus a basement, along with an additional 750 sq. ft. upper level featuring a residential apartment. Licensed for 60 guests inside, plus 20 on the front patio and 30 on the rear patio, the restaurant is equipped with a full commercial kitchen including a 4-ft commercial hood, walk-in fridge, and quality leaseholds and equipment throughout.

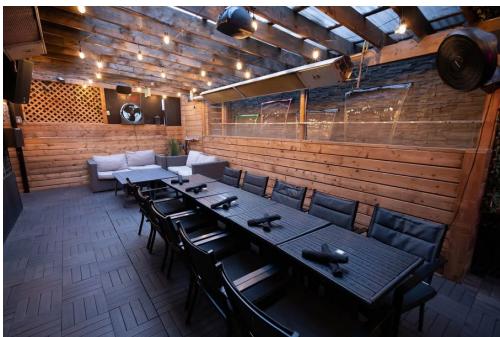
Attractive lease rate and term to be provided. This is an outstanding opportunity to acquire a proven hospitality business in one of Ottawa's busiest entertainment and tourism districts. Please do not go direct or speak to staff or ownership.



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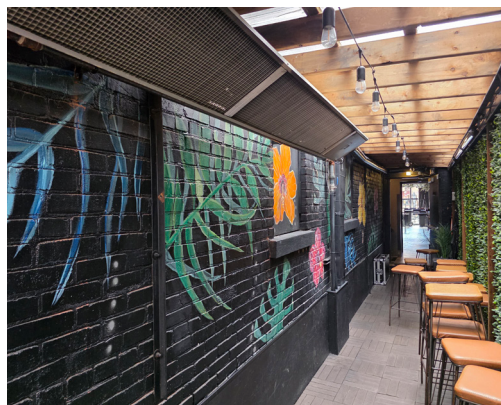
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OTHER LOCATIONS:



THE PRESCOTT & PORCH ON PRESTON

- Licensed Restaurant with Patio
- \$34,100 Gross Rent
- 10,000 Sq Ft
- Licensed for 600 including Patio



THE CAESAR CO

- Licensed Restaurant with Patio
- Below Market Rent
- 5,500 Sq Ft
- Licensed for 250 + 60



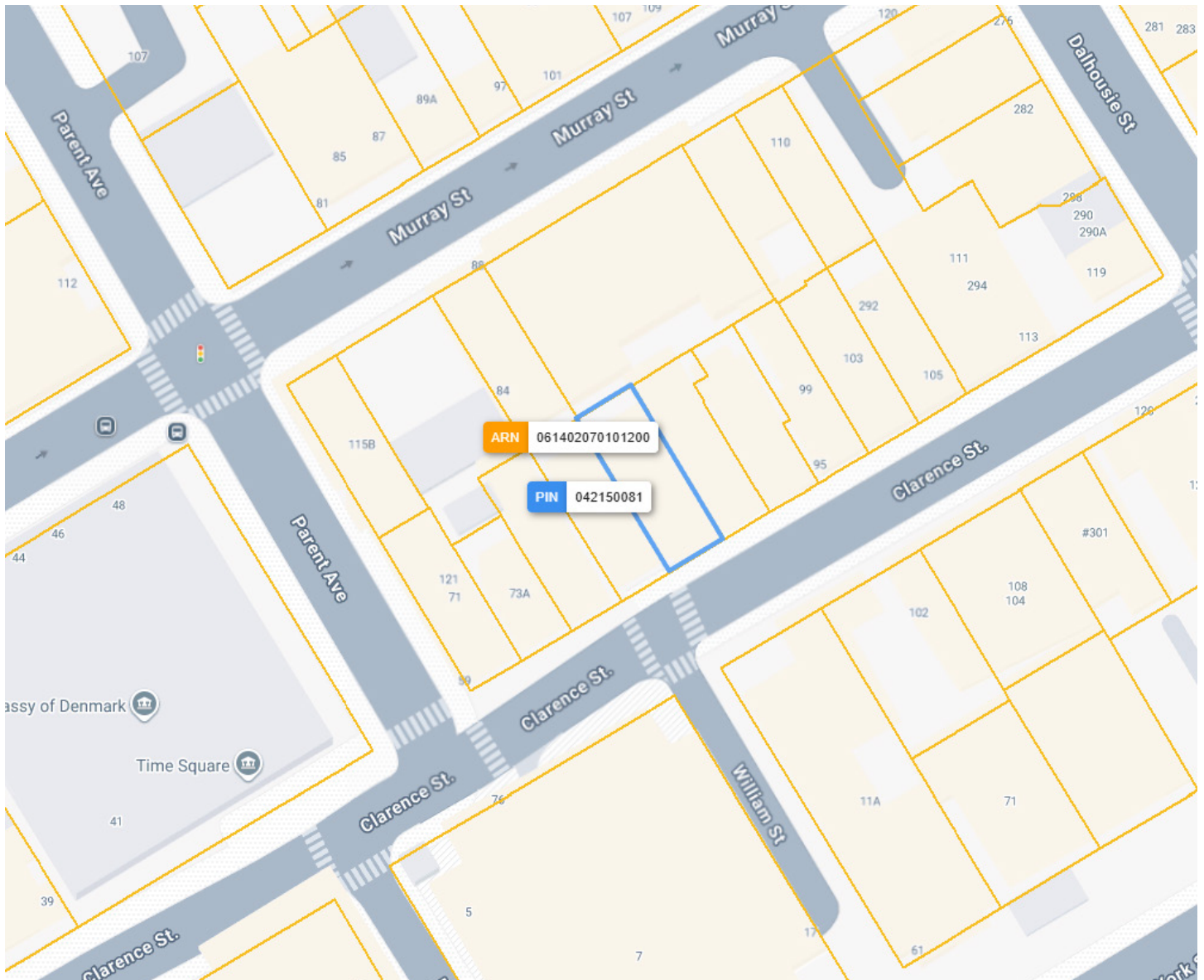
SMOKE'S POUTINE

- QSR Franchise
- \$6,559 Gross Rent
- 1,000 Sq Ft
- Seating for 15



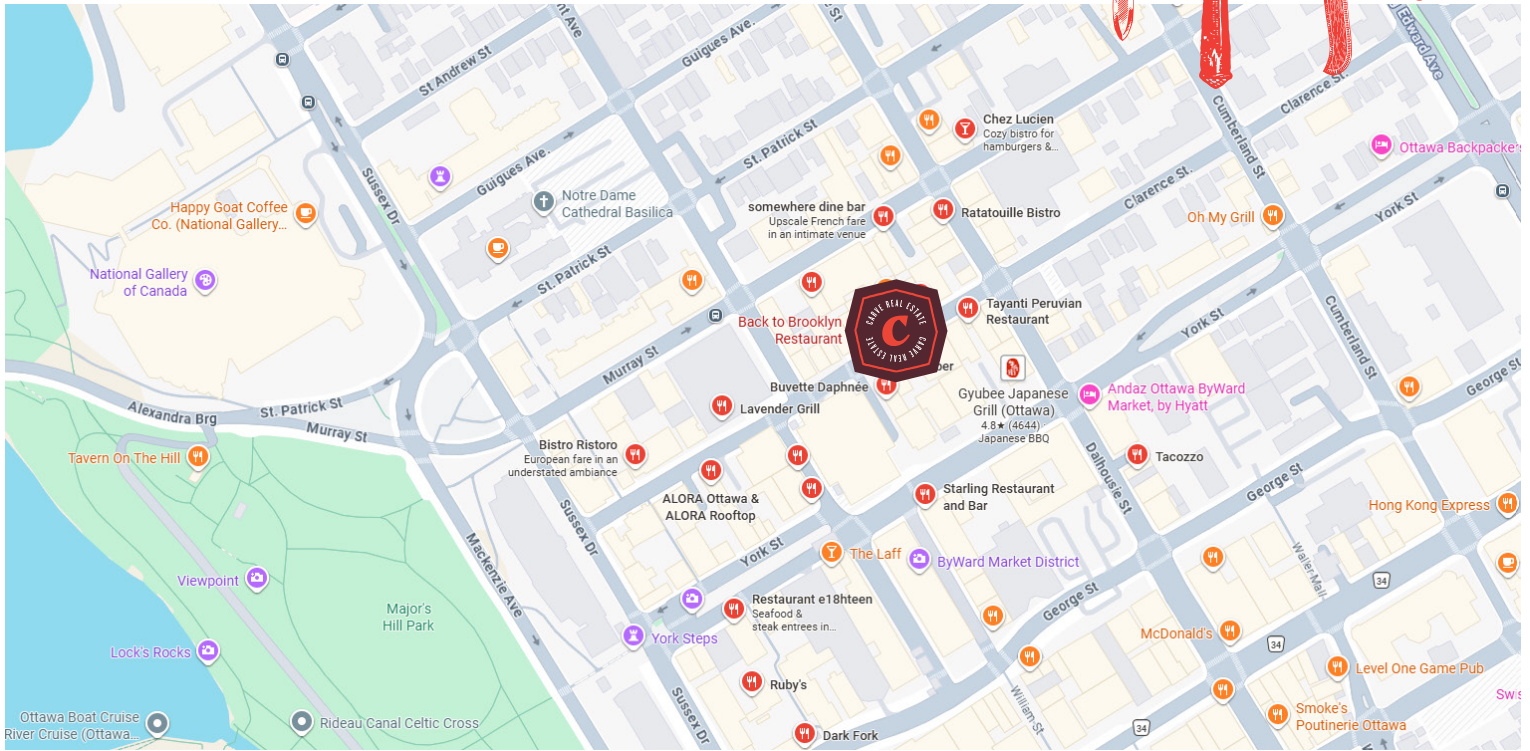
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BUILDING DETAILS

Situated in the heart of Ottawa's renowned ByWard Market, this location offers exceptional exposure in one of Canada's premier dining, entertainment, and tourism districts. Surrounded by restaurants, hotels, nightlife, offices, and major attractions, the area enjoys strong pedestrian traffic throughout the day and well into the evening, making it an outstanding destination for hospitality operators.

The efficient layout is complemented by two inviting patios and a rare upper-level apartment that can be used for ownership, staff accommodation, or additional storage and office space. The fully equipped commercial kitchen provides an excellent foundation for a wide variety of food and beverage concepts while keeping operating costs manageable within the compact footprint.

Whether continuing the current operation or introducing a completely new brand, this is an outstanding opportunity to establish a presence in one of Ottawa's most recognizable restaurant corridors. High sales, flexible conversion potential, and a new long-term lease make this a rare offering in the ByWard Market.

LOT SIZE

Frontage:
36.50 ft

Depth:
103.40 ft

Dimensions:
36.63 ft x 102.99 ft x 36.48 ft x 103.32 ft

Perimeter:
278.87 ft

Size:
3,767.36 ft² (0.086 ac)

Lot Measurement Accuracy:
LOW



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