



FOR SALE

189 LYON ST N, OTTAWA

\$249,000

Below Market Rent

4,868 Sq Ft

Licensed Restaurant with Patio

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 4,868 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 \$12,000 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.

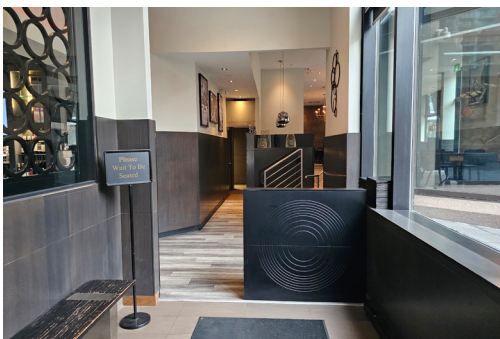
READY FOR SECONDS?

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
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RYAN EARL, Broker and Founder
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carverestate.com

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OTHER LOCATIONS:



THE PRESCOTT

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



BACK TO BROOKLYN

- Licensed Restaurant with Patio
- 750 Sq Ft
- Attractive Lease
- Licensed for 60 + 50 on Patio



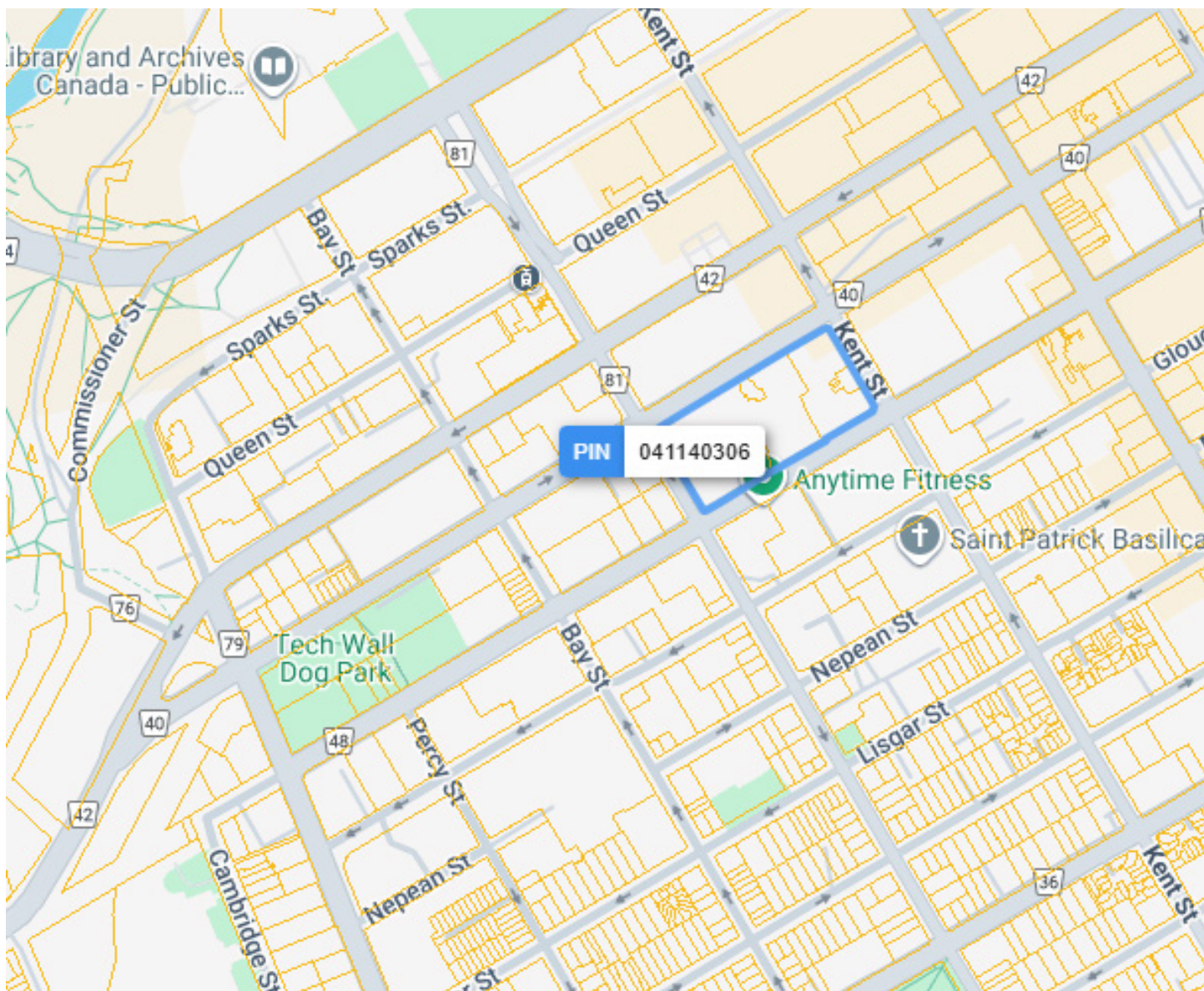
QSR REBRANDING

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



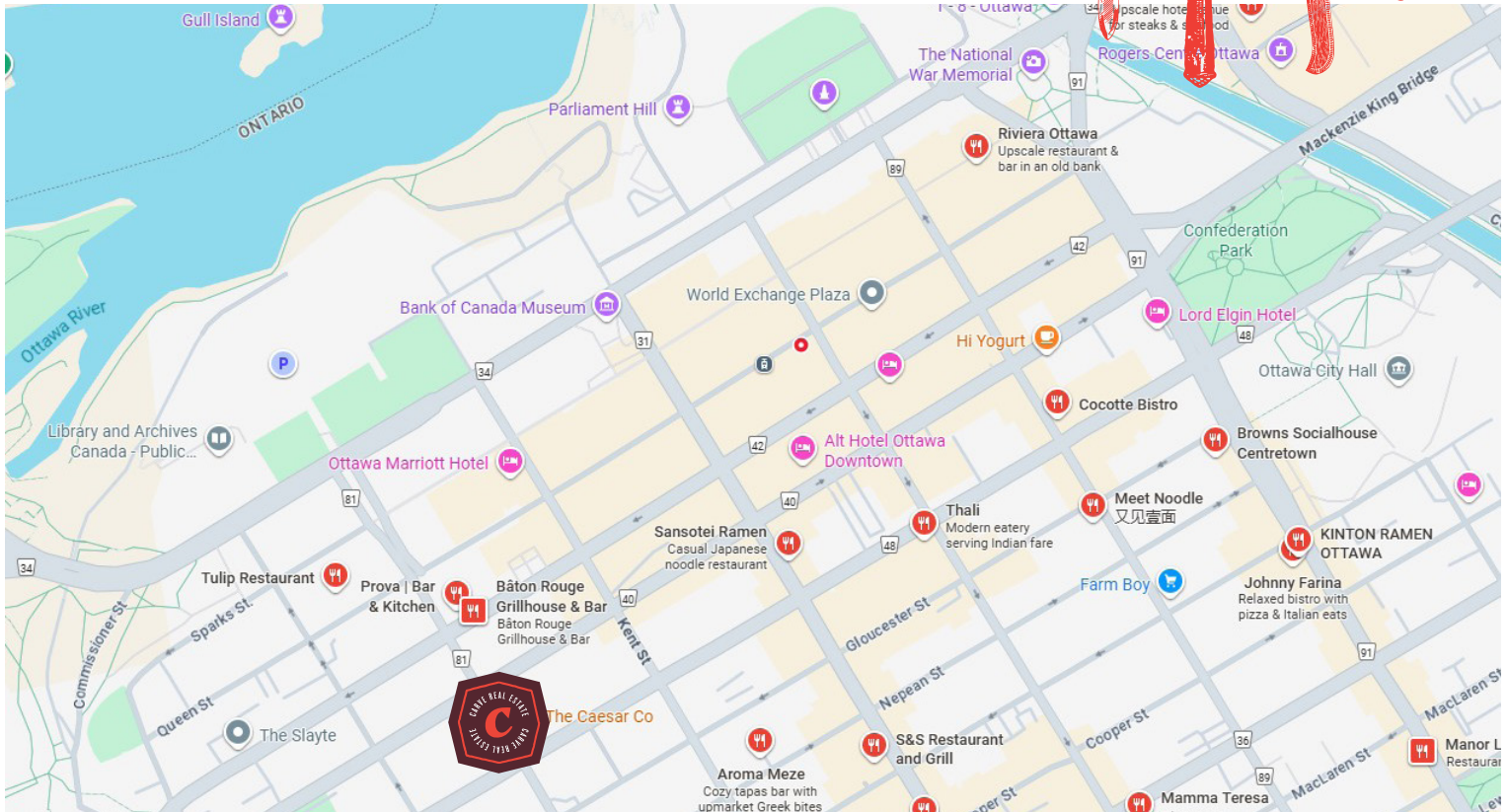
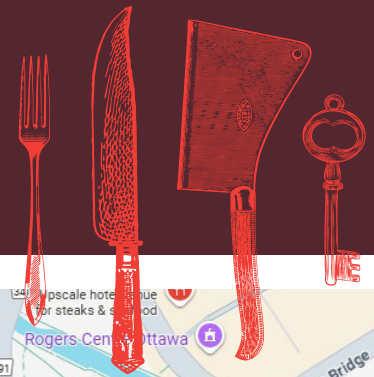
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BUILDING DETAILS

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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