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FOR SALE

1208 WELLINGTON ST. W, OTTAWA

ABSINTHE

Outstanding opportunity to acquire a successful and established restaurant in the heart of Ottawa's vibrant Wellington West neighbourhood. This highly desirable location benefits from excellent pedestrian and vehicle traffic and is surrounded by offices, retail, condominiums and great neighbourhoods, along with having the GCTC down the block. Operating successfully for 23+ years with excellent sales, this is a rare opportunity in one of Ottawa's most popular dining districts.

Licensed for 85 patrons with two permitted patios, this turnkey restaurant features a complete commercial kitchen with a 12-ft commercial hood, walk-in fridge, extensive cooking equipment, refrigeration, and prep stations. Main floor accessible washroom and dedicated parking along with a large basement for additional storage and operational space, including two additional washrooms.

Available with training for a new owner or for rebranding into a different concept or cuisine. With nearly all restaurant infrastructure already in place, a new operator can avoid the significant costs and challenges of building from scratch.

$199,000

$10,000 Gross Rent

2,400 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

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

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OTHER LOCATIONS:



THE CAESAR CO.

- Licensed Restaurant with Patio
- Below Market Rent
- 4,868 Sq Ft
- Licensed for 250 + 60



THE PRESCOTT

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



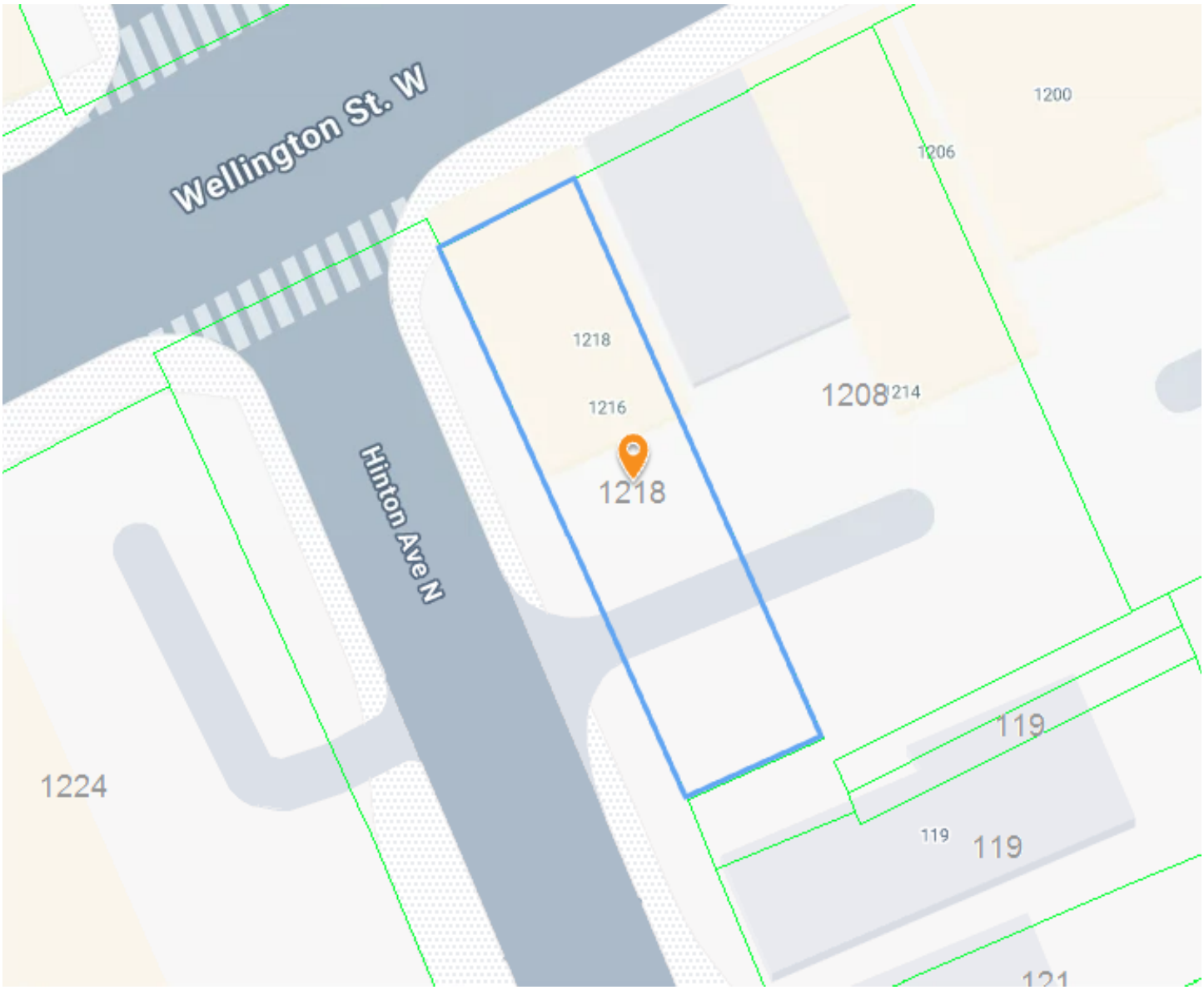
BACK TO BROOKLYN

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

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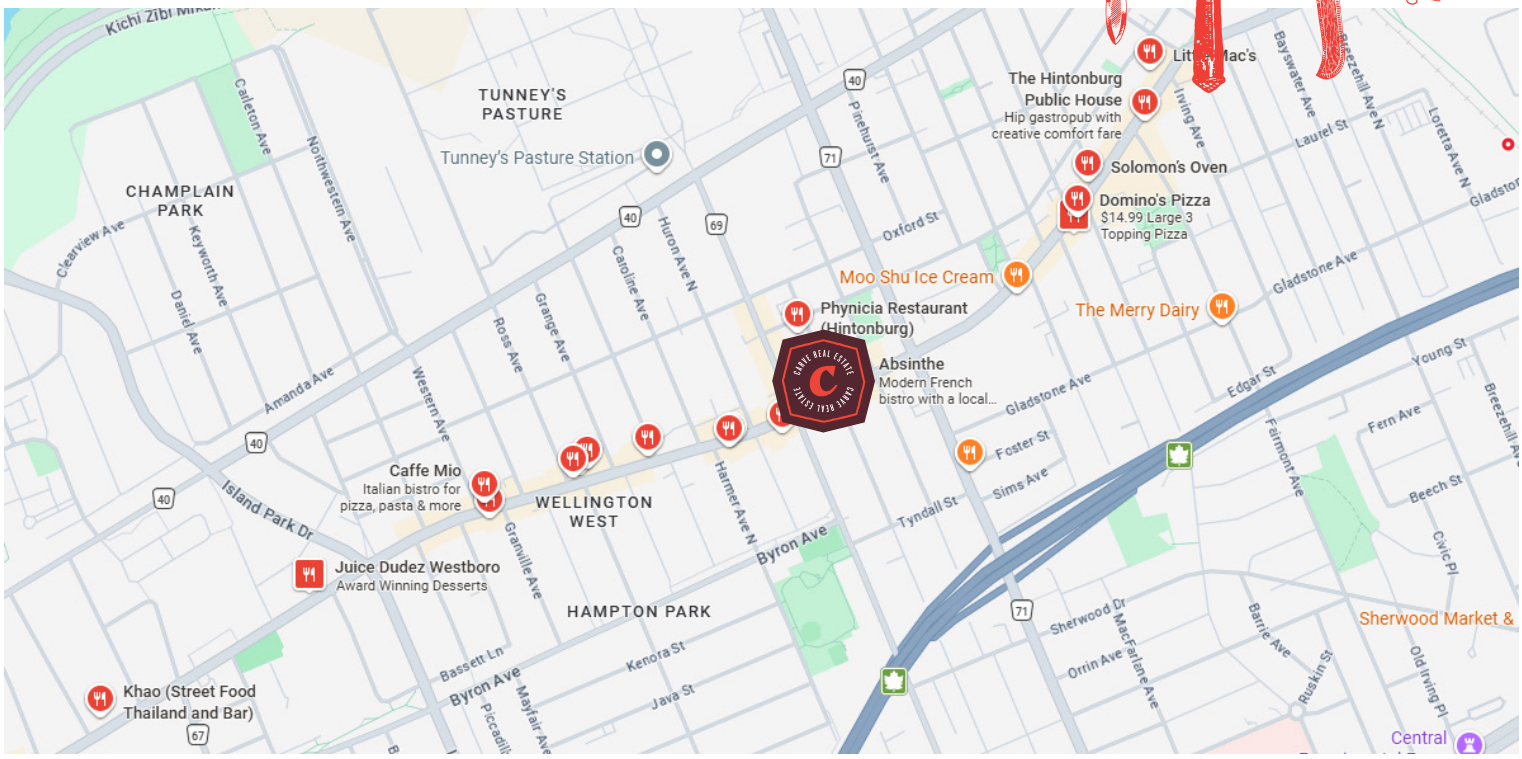


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BUILDING DETAILS

Located in the heart of Hintonburg along Wellington Street West, this restaurant enjoys an excellent position in one of Ottawa's most popular dining and entertainment districts. Surrounded by independent shops, restaurants, cafés, offices, and residential developments, the area benefits from consistent pedestrian and vehicle traffic.

The premises feature extensive commercial kitchen infrastructure, including a 12-ft commercial hood, 1 walk-in fridge, and substantial basement space for storage and operations. Two permitted patios provide additional seating opportunities during warmer months.

Wellington West is known for its vibrant restaurant scene, walkable streets, and strong neighbourhood character. An exceptional opportunity for an experienced operator or expanding restaurant group looking to establish a presence in this highly desirable Ottawa neighbourhood.

LOT SIZE

Frontage:
30.18 ft

Depth:
120.15 ft

Dimensions:
30.08 ft x 118.94 ft x 29.39 ft x 120.63 ft

Perimeter:
298.56 ft

Size:
3,552.09 ft^2 (0.082 ac)

Lot Measurement Accuracy:
LOW

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