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FOR SALE

50 RIDEAU ST, OTTAWA

$599,000

$29,203 Gross Rent

443 Sq Ft

Quick Service Restaurant

# AMAYA EXPRESS

Amaya Express is an established Indian QSR franchise located in Ottawa's busy Rideau Centre. This high-performing 443 sq ft store benefits from excellent foot traffic and produces excellent net operating income (NOI) for a hands-off operator.

The restaurant is fully equipped with an impressive 14-ft commercial hood, walk-in fridge, freezer, and an efficient layout built for high-volume service. The franchise offers attractive 4% royalties along with full support from head office.

Gross Rent is $29,203 including all utilities, garbage, TMI, and CAM, with approximately 8.5 years remaining on the lease, providing excellent long-term security in a prime downtown location. 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@carverealestate.com
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Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9

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# OTHER LOCATIONS:




## MUCHO BURRITO

- Quick Service Restaurant
- $8,000 Gross Rent
- 1,711 Sq Ft
- Seating for 40




## 407 DALHOUSIE STREET

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



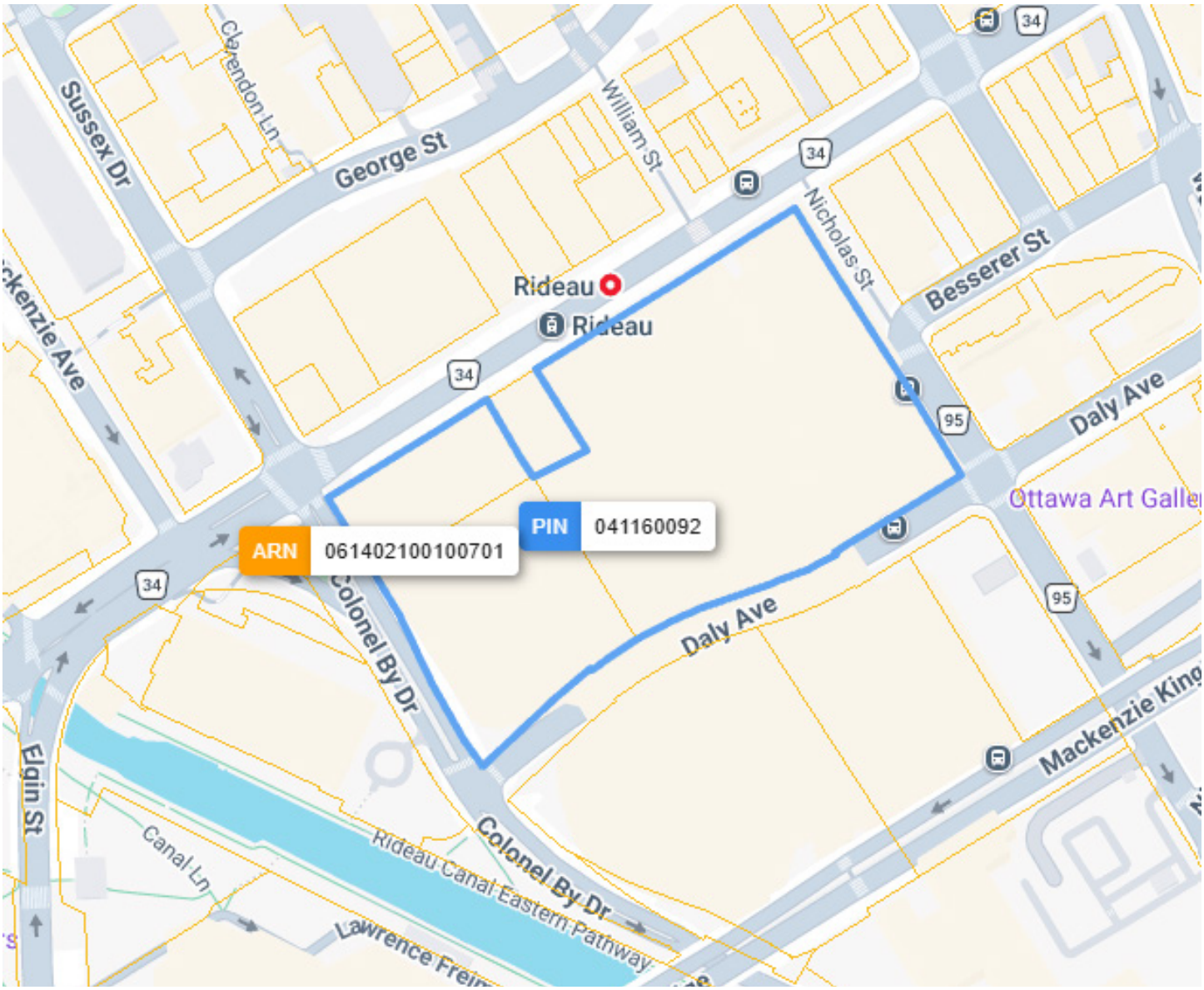

## 1050 BANK STREET

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

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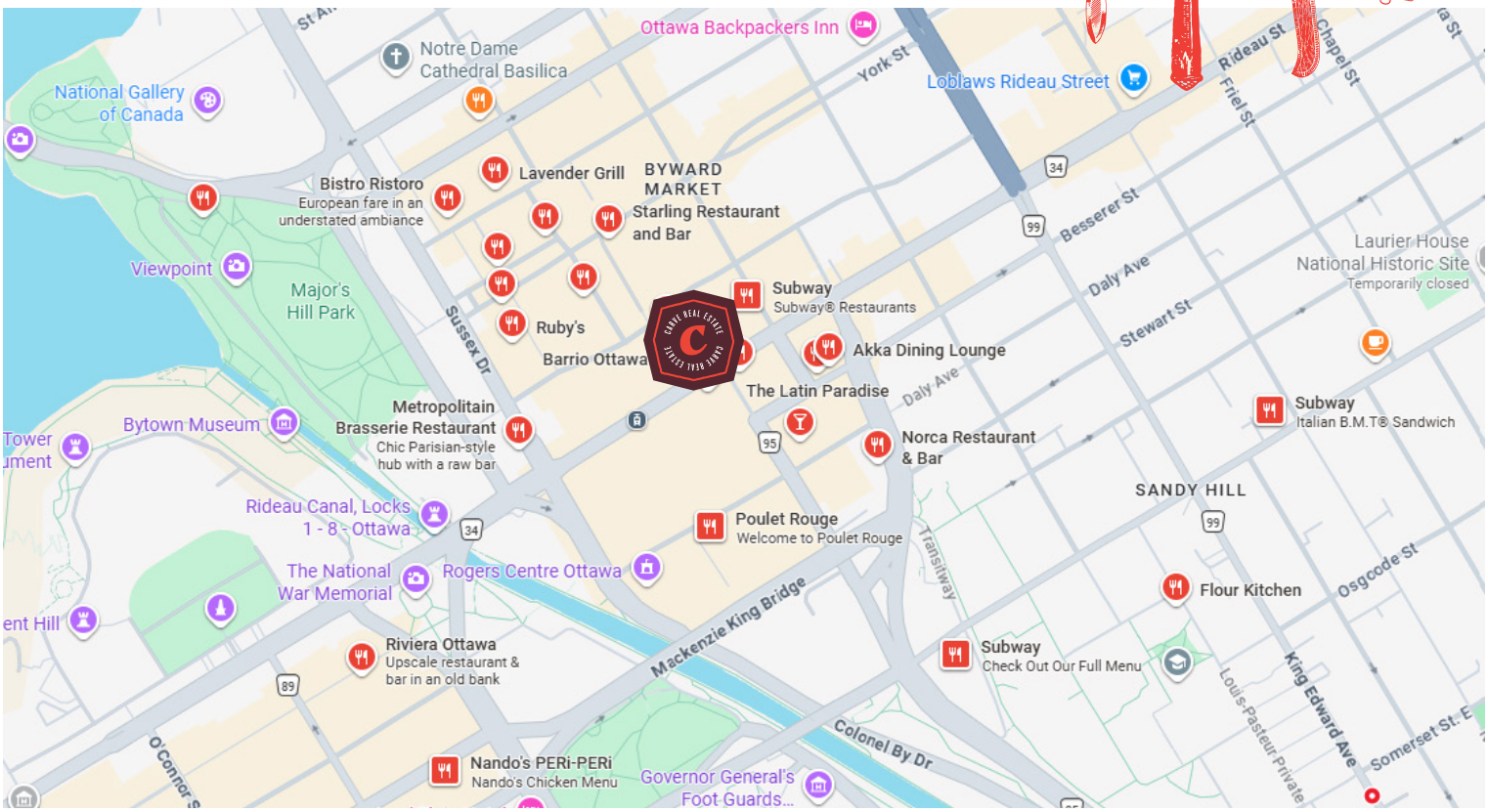



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# BUILDING DETAILS

This Ottawa mall location offers the advantages of built-in customer traffic, shared seating, excellent accessibility, and approximately 300 parking spaces. The compact footprint is ideal for a high-volume QSR operation without the expense and staffing requirements of a traditional dining room.

The premises are exceptionally well equipped for just 443 Sq Ft, with 200-amp power and substantial commercial kitchen infrastructure capable of supporting serious food production. The efficient setup is ideal for dine-in mall traffic, takeout, and third-party delivery.

A recognizable franchise, major mall environment, long-term lease, and highly efficient operating footprint make this an attractive opportunity for an owner-operator looking to enter or expand in the Ottawa QSR market.

## LOT SIZE

**Frontage:**
443.09 Sq Ft

**Depth:**
322.81 Sq Ft

**Perimeter:**
2,801.84 ft

**Dimensions:**
31.17 ft x 2.46 ft x 215.12 ft x 454.38 ft x 443.09 ft x 138.92 ft x 87.17 ft x 32.34 ft x 100.63 ft x 269.86 ft x 322.81 ft x 127.15 ft x 145.99 ft x 53.26 ft x 13.18 ft x 3.28 ft x 185.48 ft x 47.97 ft x 54.60 ft x 74.77 ft

**Size:**
339,202.78 $ft^2$ (7.787 ac)

**Lot Measurement Accuracy:**
LOW


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