

FOR SALE

260 NEPEAN STREET

Ottawa, ON K1R 5G3



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	approx. 2,500 SF
Property Taxes (2025):	\$16,901.75
Insurance (2025):	\$4,563.00

PROPERTY OVERVIEW

Standalone two storey restaurant building for sale in the heart of Centretown. Sitting on a 33' x 65' lot, this property offers approx. 2,500 SF of restaurant space in addition to a second level (walk-up) bachelor apartment. Main level features dining and bar areas plus a fully built out kitchen with all equipment included (as-is). Stairs lead to the lower level with two (2) washrooms for restaurant guests. Second level features two separate dining areas and two (2) washrooms. Storage, walk-in fridge and staff washroom on the lower level off the kitchen. Apartment has a separate entrance at 244 Kent Street with a kitchen, living room and washroom. It is currently vacant and has been used primarily for storage. Three (3) onsite parking spaces. Great opportunity for an owner-occupier looking to open or relocate a restaurant. High visibility and traffic along Kent Street. Walking distance to downtown Ottawa, Parliament, ByWard Market, and many amenities. Easy access to transit including Parliament LRT station and buses along Bank Street.

PROPERTY HIGHLIGHTS

- Fully built out restaurant (equipment included "as is")
- Parliament O-Train station and transit nearby
- 3 onsite parking spots
- Available immediately

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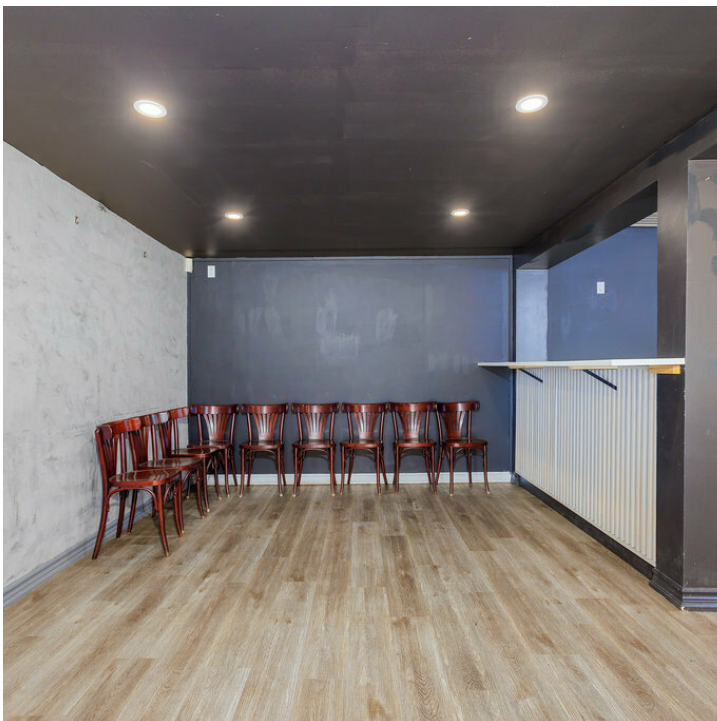
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Additional Photos



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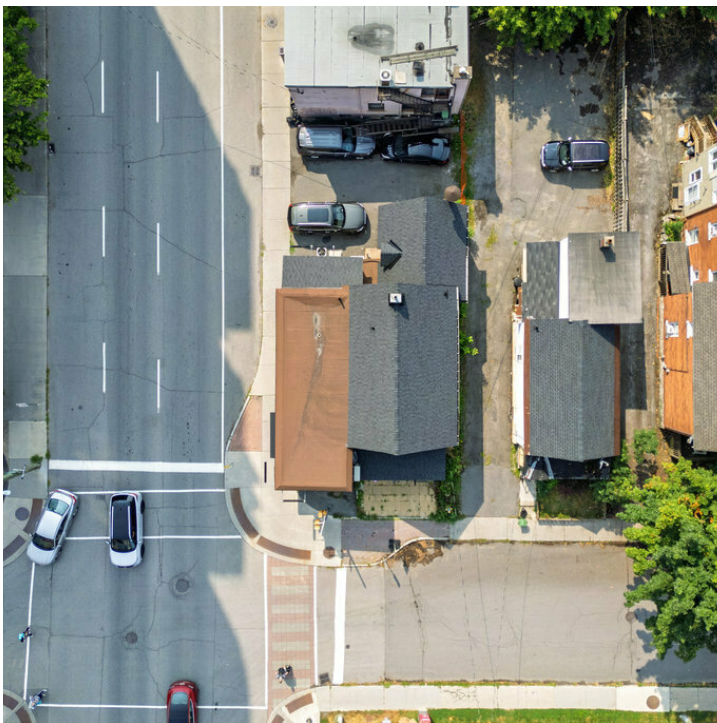
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Retailer Map



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