

FOR SALE & SUBLEASE

10 ByWard Market Square, Ottawa ON



Fixtured Restaurant located in the ByWard Market available for Purchase and Sublease Assignment

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Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

10 ByWard Market Square is the current home to Zak's Cantina, an eclectic Mexican themed restaurant with a fully renovated school bus inside. Fixtured Restaurant available for Lease Assignment. This restaurant has been in operation since 2017. There are two 5-year renewal options remaining. Equipment and fixtures are negotiable at a list price of \$1.00.

Restaurant area is approximately 3,449 SF and includes a full kitchen, two washrooms and office area. There is room for a patio in front of restaurant. The Assignment includes a storage area in the basement of the building that is approximately 415 SF.

ADDRESS	10 ByWard Market Square, Ottawa ON
UNIT AREA	Approximately 3,957 SF (including basement storage)
RENTAL RATE	\$25,630.96 plus HST per month
SALE PRICE	\$1.00 (equipment list to be confirmed)
LEASE TERM	Current lease expires August 31 st , 2027, with two 5-year renewal options available
ZONING	MD2 - Mixed-Use Downtown Zone
POSSESSION	Subject to Negotiation

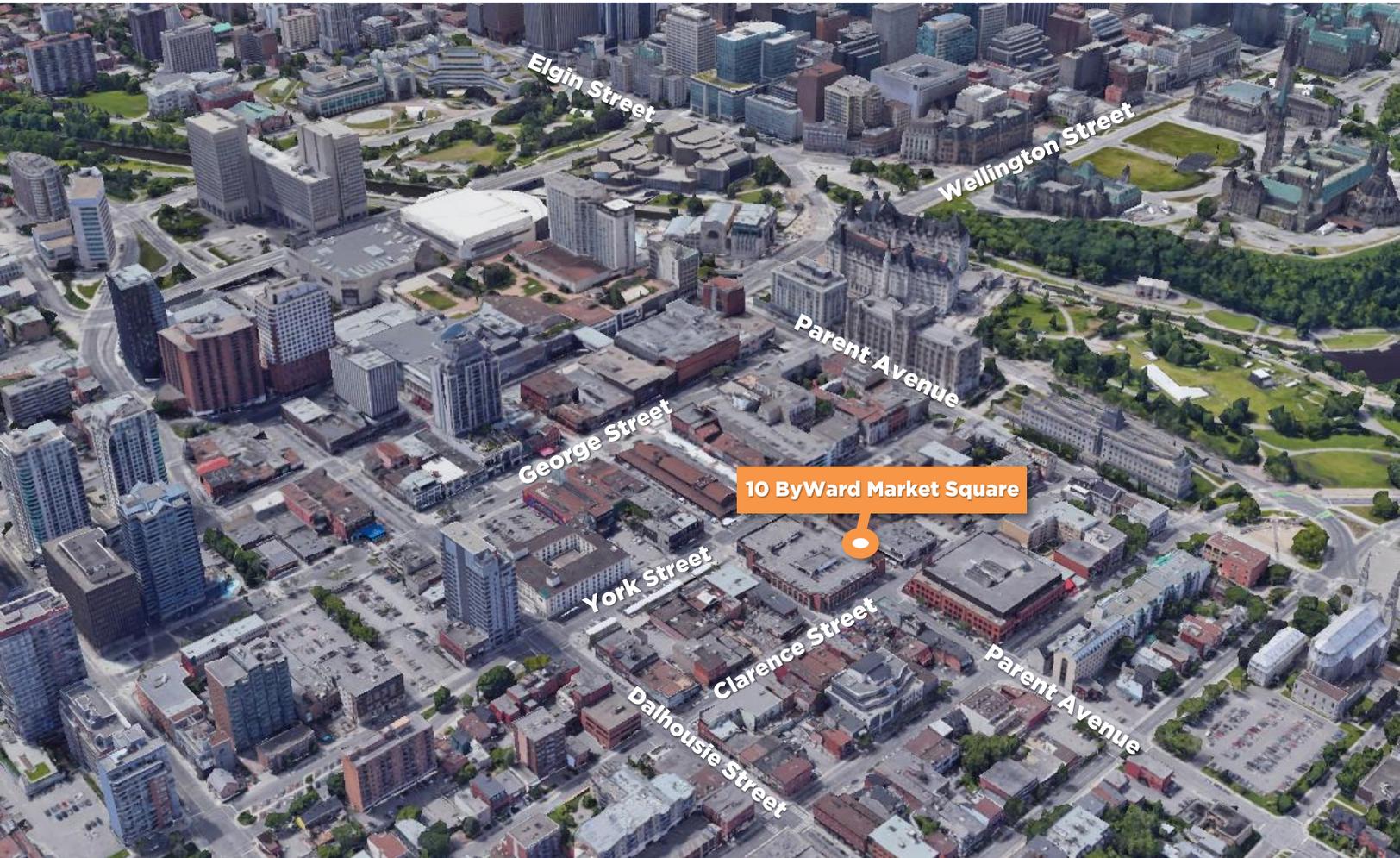
INTERIOR FEATURES



LOCATION

Minutes from the CF Rideau Centre, Shaw Centre, and the new LRT Rideau Station in the ByWard Market. Surrounded by many locally owned businesses, restaurants and tourist attractions as well as residential buildings.

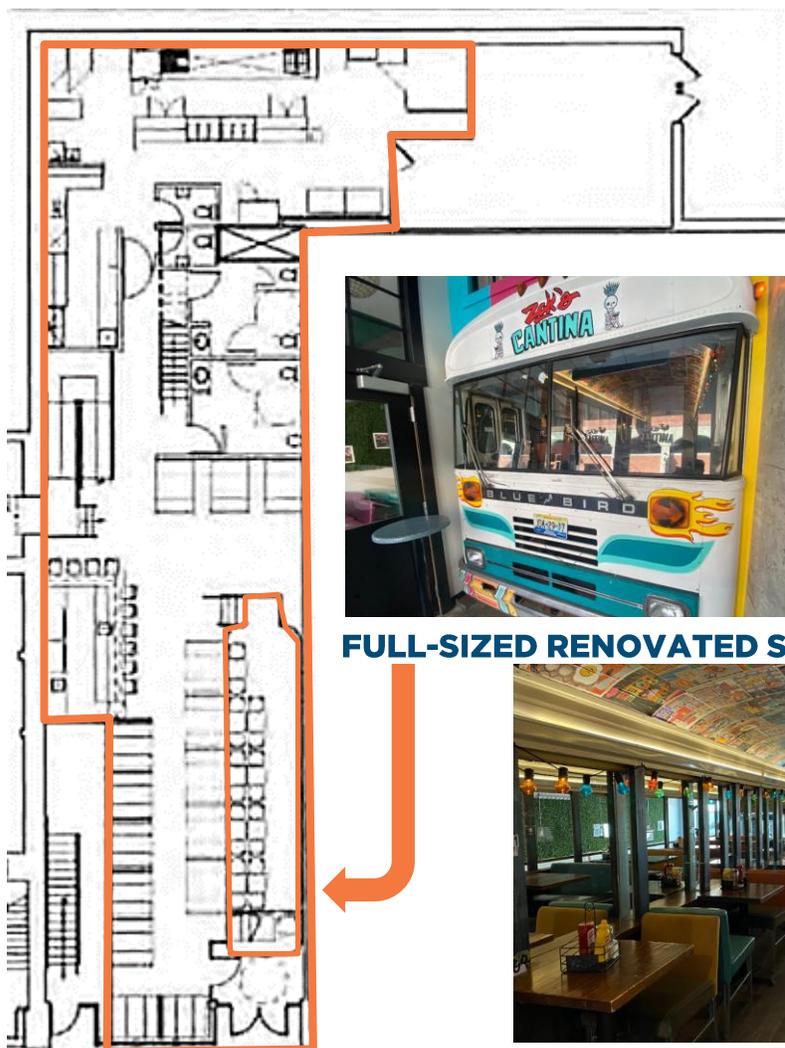
The ByWard Market is Ottawa's number one tourist attraction, and is a popular destination for shopping, dining, arts, and entertainment for both residents and visitors. This area has high levels of pedestrian and automobile traffic and averages 50,000 visitors per weekend in the summer months.



DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	68,020	238,767	636,244
Population (2028)	74,764	262,143	698,904
Population (2033)	80,786	283,063	754,471
Daytime Population	173,015	381,192	774,639
Median Age	37.5	39.2	40.1
Average Household Income	\$86,003	\$91,645	\$99,092

FLOORPLAN



FULL-SIZED RENOVATED SCHOOLBUS



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