

// 2,000 SF of
Prime Retail
Space

FOR SALE

Restaurant With Assumable Lease
1,087 Wellington Street West, Unit 3
Hintonburg, Ottawa, ON.



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CDNGLOBAL®
Commercial Real Estate Advisors

PROPERTY DETAILS



Address:	1087 Wellington Street West, Unit 3, Ottawa, Ontario K1Y 2Y4
Neighbourhood:	Hintonburg
Retail Area Size:	2,000 SF (Approximate) Plus Basement
Zoning:	TM11
Gross Rent Per Month:	\$6,500 (Approx.) + Utilities
Business Sale Price:	\$150,000
Availability:	Summer 2025

INTERIOR FEATURES



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Property Features:

- 2 woodfire pizza ovens
- Walk in cooler
- Hood ventilation system
- 4 washrooms
- Lower level prep area and storage space
- Liquor license in place for 60
- Patio availability licensed for 27

LOCATION and AMENITIES

Hintonburg, Ottawa, ON

Fully fixtured and beautifully built out restaurant for sale with an assumable lease. It is an excellent opportunity to bring your restaurant business to the Hintonburg area. This is an asset sale only. The space was recently renovated in 2023, and all of these upgrades are included in the sale price. The space features a tastefully designed dining area and large kitchen space. In addition to the equipment shown, a previous tenant installed two wood fire pizza ovens that have been maintained. The current Lease Agreement ends on March 31, 2026 and contains an additional two five (5) year options. Purchase price is \$150,000. Gross rent is approximately \$6,500 per month, including taxes. 1087 Wellington Street West, Unit 3, is located in Hintonburg. This area boasts high levels of vehicle and pedestrian traffic and a proximity to several transit lines. One of Ottawa's premier retail areas with numerous shops, cafes, and restaurants to explore. Utilities additional.



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