



**FOR SALE**

**1463 MERIVALE RD #2, NEPEAN**

**\$199,000**

**\$10,763 Gross Rent**

**2,270 Sq Ft**

**Pizzeria**

## COLONNADE PIZZA MERIVALE

Fully fixtured pizzeria in bustling plaza with large fenced patio. Licensed for 80. Glassed in frontage brings in plenty of sunlight. Situated next to anchor tenants Food Basics and Shoppers Drug Mart, bringing in ample customers.

Plenty of signage on Merivale Road, which has been a major shopping area in the city since the 1950s. Rent is \$10,763 gross. 3+(5+5). Includes walk-in fridge and 14 foot commercial hood. Plenty of parking with 100 spots.

This busy pizzeria is fully equipped and in operation. Runs successfully with 4 employees. The 2,270 sq ft space includes 3 washrooms. Please do not go direct or speak with staff or ownership and instead contact listing agent.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com  
carverestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestate.com  
carverestate.com

Royal LePage Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
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**RYAN EARL, Broker and Founder**  
 416-618-0054  
 ryan@carverestate.com  
 carverestate.com

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 manna@carverestate.com  
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## OTHER LOCATIONS:



### OVEN 360 PIZZA

- A growing franchise in a prime location
- 2,600 Sq Ft
- 4,250 Gross Rent
- Licensed for 40 + 24



### BIG 3 DETROIT STYLE PIZZA

- High traffic location in downtown Toronto
- 875 Sq Ft
- \$9,299 Gross Rent
- Seating for 51



### IATTO PIZZERIA + ENOTECA

- Gorgeous restaurant in downtown Guelph
- 3,200 Sq Ft
- \$5,850 Gross Rent
- Licensed for 99 + 50

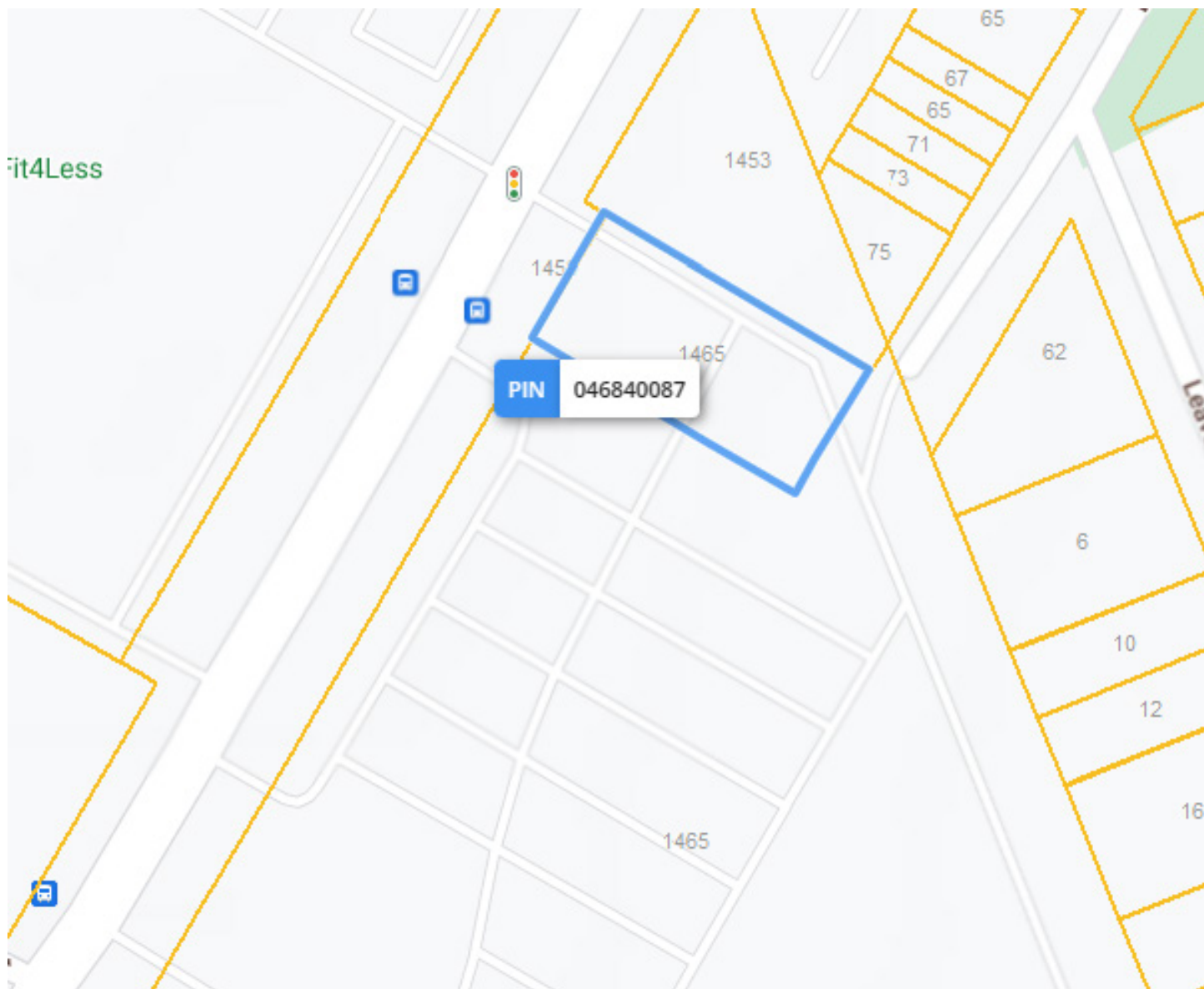


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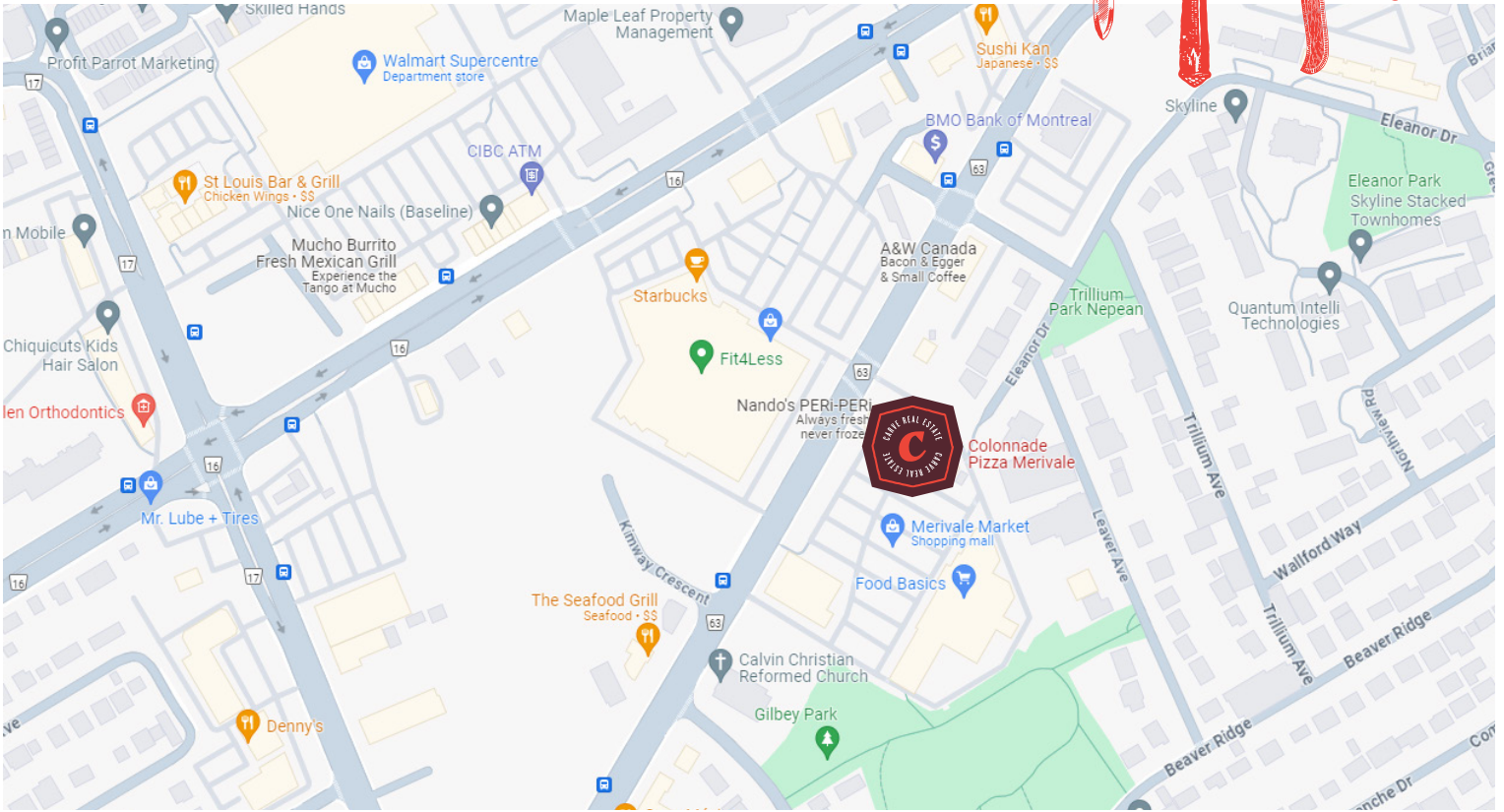


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## BUILDING DETAILS

Nepean is one of the largest suburbs of Ottawa and is now officially a part of the city. With almost 2,000 residents and located directly beside Kanata, it is home to a number of tech companies and is situated directly off of Highway 417.

The plaza Merivale Market is at the busy intersection of Merivale and Baseline and it has a ton of exposure, visibility, and signage. There are well over 100 parking spaces and the plaza is home to a number of AAA tenants such as Shoppers Drug Mart and Food Basics.

**Property Details:** Concrete pad construction, no basement, and high ceilings. This is a standard commercial unit with 200 amp service. It has a great layout with perfect mix of licensed customer area to kitchen space.

### LOT SIZE

**Frontage:**  
528.28 ft along Merivale Rd

**Depth:**  
Approximately 211.15 ft

**Dimensions:**  
99.70 ft x 211.15 ft x 99.88 ft x  
212.55 ft

**Size:**  
21,140.30 ft<sup>2</sup> (0.485 ac)



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