



FOR SALE

5035 INNOVATION DR, OTTAWA

\$599,000

ST. LOUIS BAR & GRILL

St. Louis Bar & Grill location in Kanata Ottawa. This store is only 5 years old and is a modern franchise model with great sales and NOI on top of salary for hands-on ownership. Full training to be provided by head office pending franchisor approval.

This is a corner location with excellent visibility and signage on the pylon. The large patio faces northwest and is licensed for 80 plus another 120 (200 total) inside the 3,000 sq ft premise. Please do not go direct or speak to staff or ownership.

Lease rate of \$13,274 Gross Rent including TMI with 5 + 10 years remaining. Big 16-ft commercial hood in the production kitchen in this proven layout and setup. 2 walk-ins (1 + 1) and a great floor plan for minimizing labour costs.

\$13,274 Gross Rent

3,000 Sq Ft

Sports Bar Franchise

READY FOR SECONDS?

Call me to discuss this listing today.

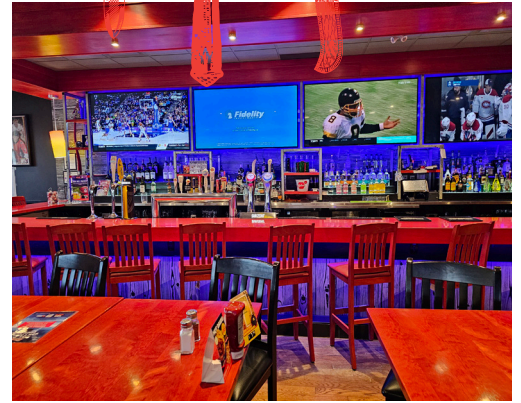


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OTHER LOCATIONS:



ST. LOUIS - MILTON

- Located in a premium plaza
- 2,800 Sq Ft
- \$12,035 Gross Rent
- Licensed for 114 + 52



ST. LOUIS - BRANTFORD

- Located just off of Highway 403
- 3,000 Sq Ft
- \$10,619 Gross Rent
- Licensed for 120



COLONNADE PIZZA

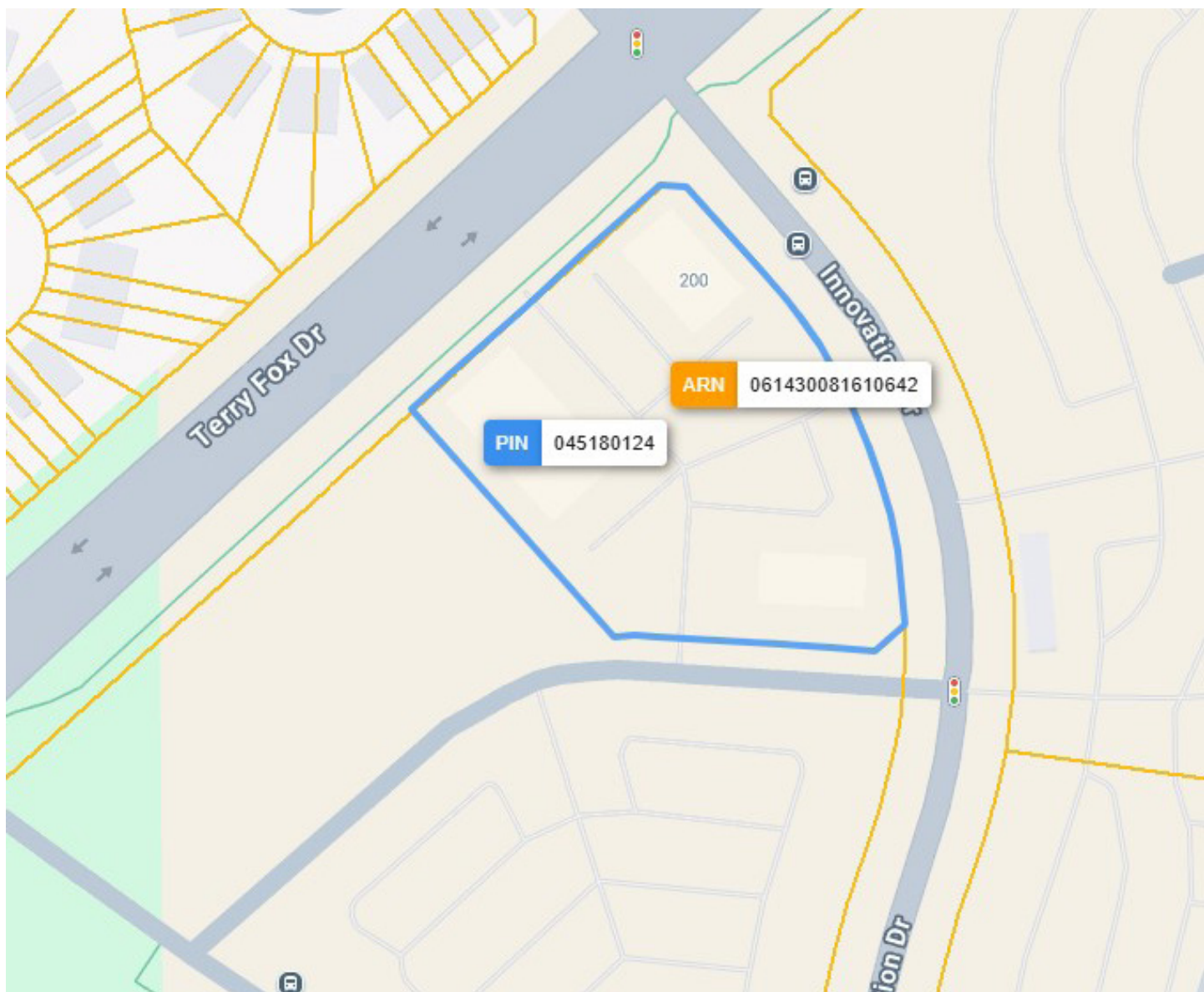
- Fully fixtured pizzeria in bustling plaza
- 2,270 Sq Ft
- \$10,763 Gross Rent
- Licensed for 80



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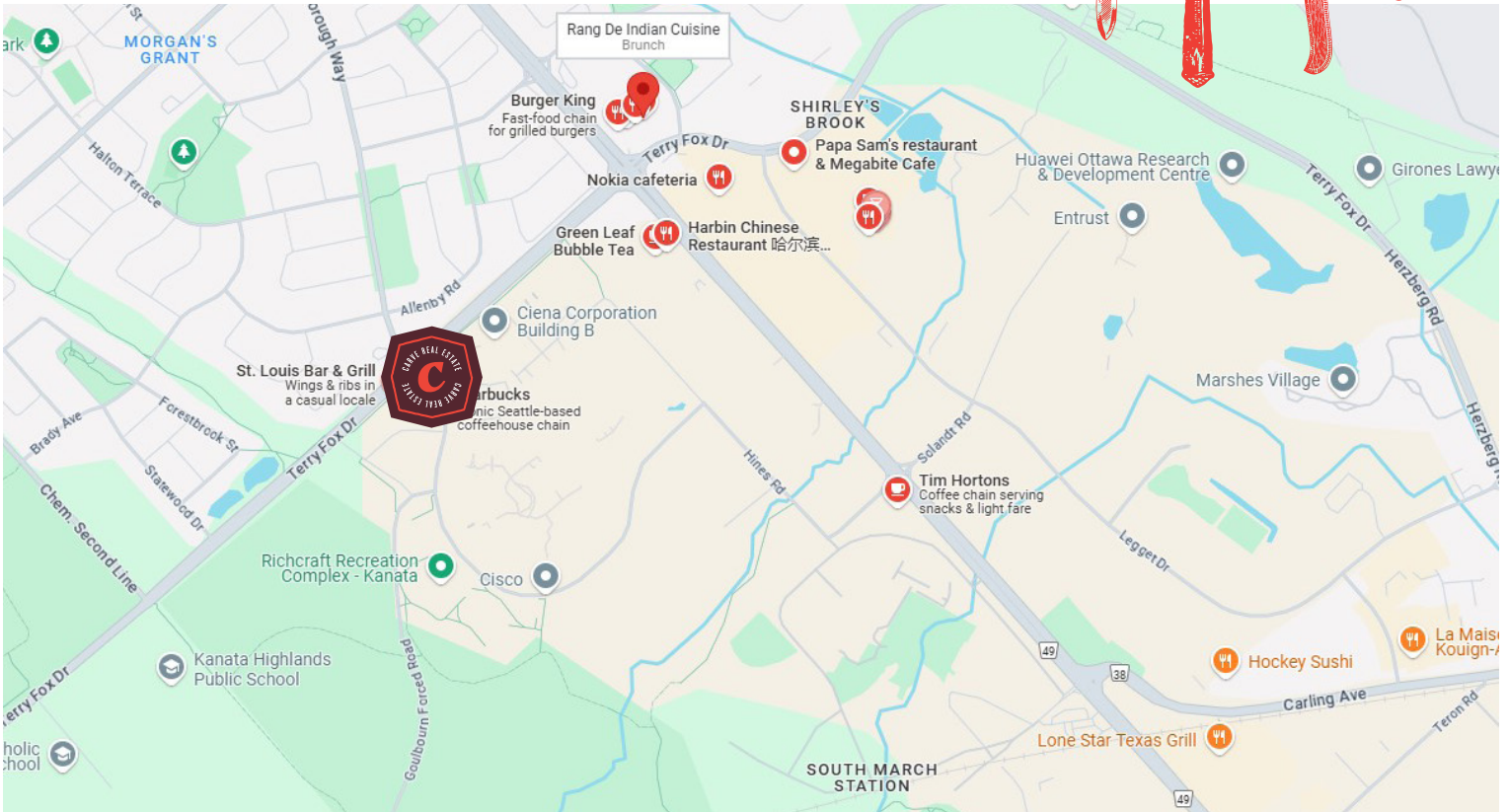
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BUILDING DETAILS

Kanata was once its own city however it has been incorporated into the City of Ottawa. This is area in particular is a growing neighbourhood that benefits from lots of residential as well as having two unique features, with an Armed Forces Base to the east, and a large tech and office area/park to the south.

The restaurant is also close to the Canadian Tire Centre and currently runs a program shuttling Ottawa Senators fans to the arena on game days giving a great boast to sales.

Property Details: This is a modern commercial unit on a concrete pad with steel roof construction. There is a Starbucks with a drive-thru in the plaza and tons of parking options.

The tenant mix ensures that the plaza is busy throughout the day and it stands out from both Innovation Drive and Terry Fox Drive.

LOT SIZE

Frontage:

299.60 ft along Innovation Dr

Depth:

Approximately 180.66 ft

Dimensions:

180.66 ft x 237.75 ft x 32.88 ft x
136.82 ft x 34.41 ft x 30.94 ft x
299.60 ft x 91.40 ft x 20.84 ft x
80.77 ft

Size:

85,895.92 ft² (1.972 ac)



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