

# FOR LEASE: **BYWARD MARKET** 89-91 Clarence St., Ottawa, ON



## **RESTAURANT / BAR / LOUNGE / RETAIL**

### **DESCRIPTION:**

- ✓ Located with prominent visibility on the north side of Clarence Street, between Dalhousie Street and Parent Avenue. Available immediately. Ideal for Restaurant, Bar, Lounge, Nightclub and other retail uses.
- ✓ Former restaurant in the heart of Ottawa's famous Byward Market area. High pedestrian and automotive traffic, and well serviced by public transportation. Surrounded by many amenities such as the Rideau Centre, Shaw Centre, Rideau Canal, Chateau Laurier, museums, hotels, shops and boutiques, coffee shops, restaurants, and nightclubs.

### **SPACE AVAILABLE: Former Tropikal Restobar**

- ✓ Approximately 2,100 square feet ground floor rentable plus useable basement, front and rear patios.

### **NET RENTAL RATE:**

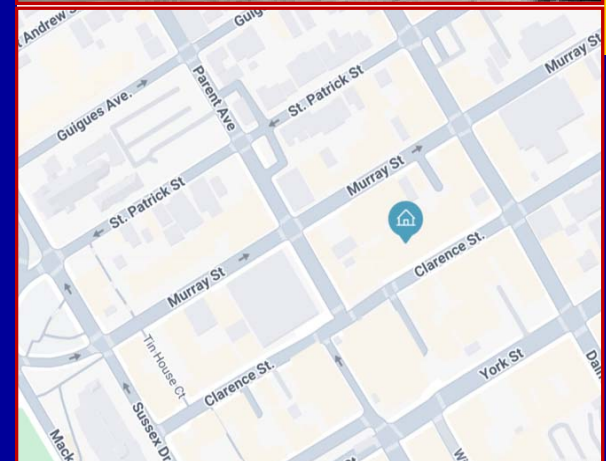
- ✓ \$125,000.00 per annum net (\$10,416.67 per month net).

### **OPERATING COSTS:**

- ✓ \$62,400.00 per square foot per annum (\$5,200.00 per month), subject to annual adjustment (estimate). Includes Realty Taxes, Building Insurance and Management Fee. Tenant pays its own insurance.

### **PARKING:**

- ✓ Metered street parking and City parking garage on Clarence Street.



*For more information please contact:*

**BRENT TAYLOR**, Broker of Record / President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**  
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Email: [brent@brentcomrealty.com](mailto:brent@brentcomrealty.com)  
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# FOR LEASE: **BYWARD MARKET** 89-91 Clarence St., Ottawa, ON



Alcohol and Gaming Commission of Ontario  
90 Sheppard Avenue East, Suite 200  
Toronto ON M2N 0A4  
Tel.: 416-326-8700  
Toll free in Ontario: 1-800-522-2876  
Inquiries: [www.agco.ca/iagco](http://www.agco.ca/iagco) • Website: [www.agco.ca](http://www.agco.ca)

## Liquor Sales Licence (Licence to Operate a Liquor Consumption Premises)

Issued under the *Liquor Licence and Control Act, 2019*

Issued to	<b>Former Tenant Liquor Licence Details</b>	Address	89 CLARENCE ST OTTAWA, ON K1N5P5
Doing Business As			
Licensed Area(s)		Capacity	
Indoor	Main Floor: North to South Sections	140	
Outdoor	Main Floor: South Section Main Level: East and North Sections - Patios.	22 60	
Endorsement(s)	Bring-Your-Own Wine Endorsement Caterer's Endorsement		

### ADDITIONAL DETAILS

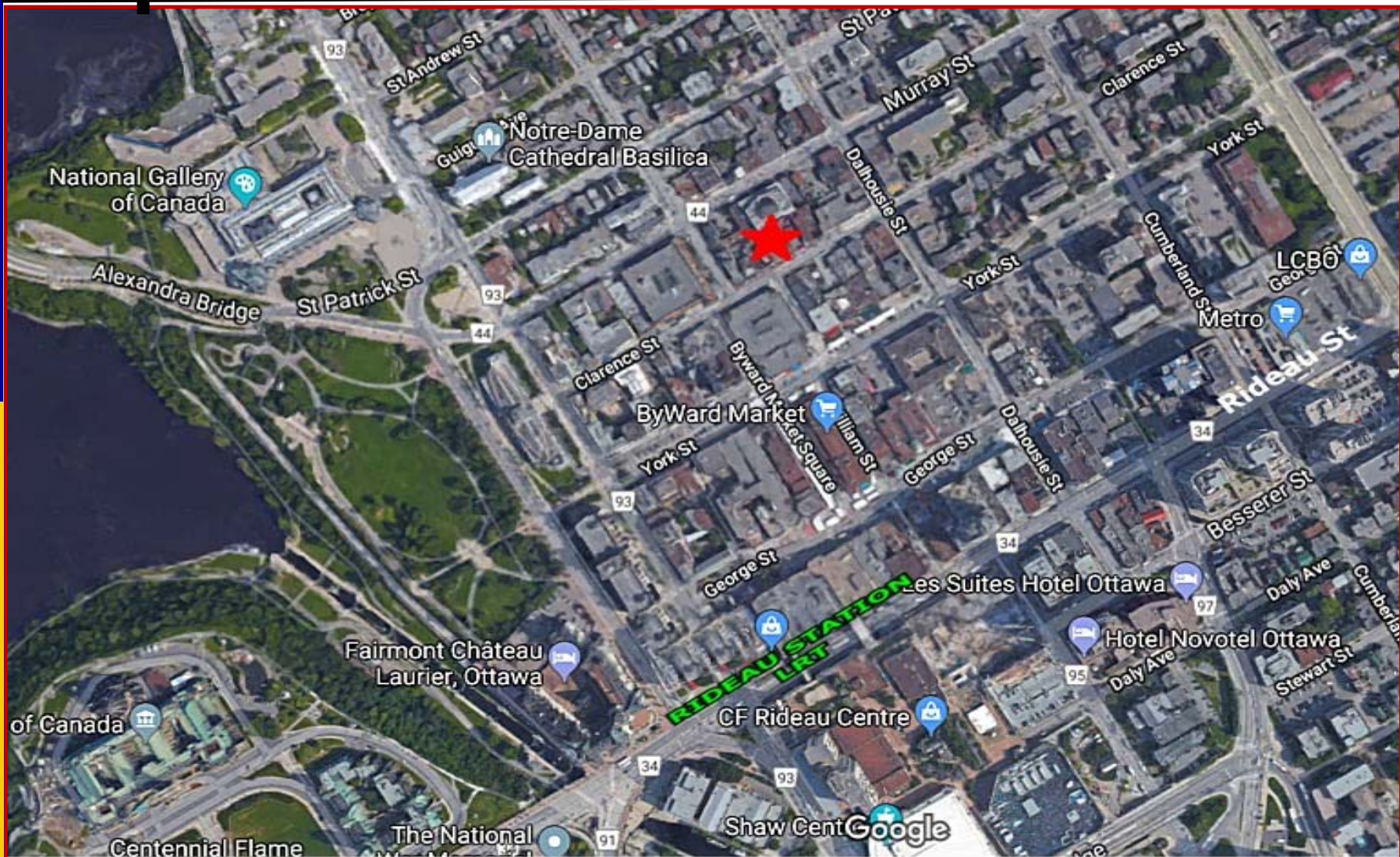
1. Subject to any conditions, all areas of this premises under the exclusive control of the licence holder and to which the public is ordinarily invited or permitted access, and licensed for the sale, service and consumption of liquor.

The licence must be posted in a conspicuous place in the licensed premises.  
The licence is not transferable without approval of the Registrar.

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COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING



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