



RECENT UPGRADES

- **DINING LIGHTING + BAR LIGHTING**
(2020 / \$11 000)
- **NEW KITCHEN AIR CONDITIONING**
(2021 / \$7000)
- **NEW KITCHEN SWINGING DOORS**
(2021 / \$3200)
- **COVERED REAR PATIO**
(2021 / \$15 000)
- **REFINISHED WOOD FLOORS, BARS, BASEBOARDS**
(2021 / \$7000)
- **NEW PAINT: FIRST AND SECOND LEVEL DINING ROOMS, BATHROOMS, EXTERIOR DOOR**
(2021 / \$6500)
- **REFINISHED WOOD TABLE TOPS**
(2021 / \$4500)
- **LANEWAY ASPHALT PAVING**
(2016 / \$9750)
- **PVC FENCE**
(2022 / \$5000)
- **DINING ROOM CHAIRS**
(2021 / \$3750)
- **PATIO TABLES**
(2020 / \$2000)
- **OUTDOOR BAR**
(2020 / \$2000)
- **~80% IN GARBAGE + RECYCLING DESPOSAL SAVINGS**
(~\$100/MONTHLY vs ~\$600)



MAIN FLOOR CAPACITY: 38
SECOND FLOOR CAPACITY: 43
PATIO CAPACITY: 36

UPGRADES + ASSETS KITCHEN

- **CONVECTION OVEN**
(2021 / \$2750)
- **MAZZER COFFEE GRINDER**
(2021 / \$1300)
- **MIGALI STAND UP FREEZER KITCHEN**
(2021 / \$3220)
- **MIGALI SANDWICH FRIDGE**
(2020 / \$4073)
- **UPSTAIRS PREP KITCHEN NEW EVAPORATOR IN WALK IN COOLER**
(2022 / \$3147)
- **KITCHEN EXHAUST**
(\$45 000)
- **SAECO ESPRESSO MACHINE**
(2012 / \$4000)
- **GOSLYN GREASE INTERCEPTOR**
(2015 / \$6500)

\$1, 750, 000

268 PRESTON STREET

One of the most beautiful commercial spaces in the city with over 2000 sq/ft of upgrades and designer finishes, not to mention a stunning outdoor patio that expands seating by over 30% in the summer & fall months. Little Italy; a mixed used neighbourhood full of life, hospitality, residential, and exciting developments that will bring Preston Street to new heights in the coming years. Fully fit-up for high-end dining and turn-key for the restaurateurs and investors alike.



NEW COVERED OUTDOOR PATIO: EXPANDING ~30% OF SEATING CAPACITY DURING THE SUMMER + FALL MONTHS

- **FULL COMMERCIAL KITCHEN**
- **TWO FLOORS OF DINING**
- **3 BATHROOMS**
- **2 EQUIPPED BARS**
- **WALK-IN FRIDGE**
- **PREP KITCHEN**
- **COVERED TERRACE (EXPANDING SEATING 30% IN SUMMER/FALL MONTHS)**
- **TURN KEY RESTAURANT**

BUILDING SQ/FT: APPROX. 2125
2022 TAXES: APPROX. \$20 953
LOT SIZE(FT): 26 X 99
ROLL #: 0614063501108000000
PIN #: 041060084
LEGAL DESCRIPTION: PT LT 1, PL 113 , W PRESTON ST AS IN N544968 ; OTTAWA/NEPEAN



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