

# SALES BROCHURE

34 MURRAY STREET

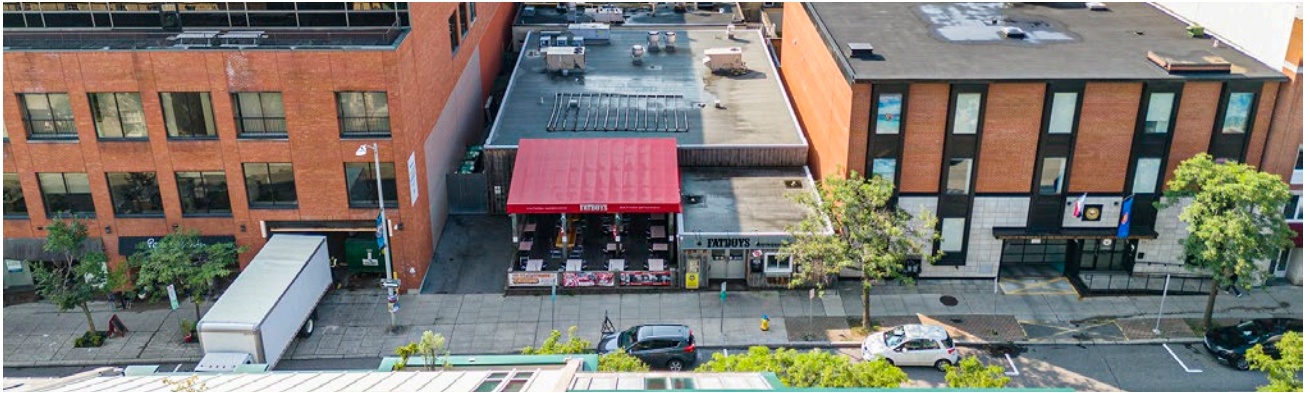




# 34 MURRAY STREET

Ottawa, ON, K1N 7E1

## EXECUTIVE SUMMARY



### PROPERTY OVERVIEW

Building Investment and Business Opportunity - This stand alone turn-key restaurant building is located off the corner of Sussex and Murray Street in the heart of downtown Ottawa and the Byward Market. This property is currently home to a famous Ottawa staple known as “Fatboys Southern Smokehouse”, a well-run and loved establishment by local residents and businesses for years. 34 Murray Street offers 5,130 SF of prime culinary space complete with indoor and outdoor seating. Facility includes quiet entrance/reception, a large dining area, fully functional bar and an open full service kitchen, large industrial Southern Pride smoker, dishwashing station, large men’s and women’s washrooms, a small office, and a very cool ‘speak-easy’ hidden room with a raised stage for private functions. Business and branding set up to replicate and franchise if desired. Owner of building and restaurant looking to retire and wishes to pass along the vision and asset to the next passionate entrepreneur. Flexibility of starting your own new restaurant or elevating existing business and brand with very little effort.

### PROPERTY HIGHLIGHTS

- ◆ Turnkey restaurant opportunity.
- ◆ Full service kitchen with a large Southern Pride smoker.
- ◆ Updated security in the main lobby.
- ◆ Legal Seating Capacity: 266 indoors; 60 in patio.
- ◆ 2 onsite parking spots in the front of the building.
- ◆ Sale includes sale of business; Fatboys is a successful local smokehouse, which currently operates for approximately 26 hours per week.
  - ◆ Business has been designed to be easy to franchise, including local and corporate logos.
  - ◆ Current owner is stepping toward retirement, but hopes to see the Fatboys legacy continue.
  - ◆ *Seller financing options available*, please contact broker for details.

### OFFERING SUMMARY

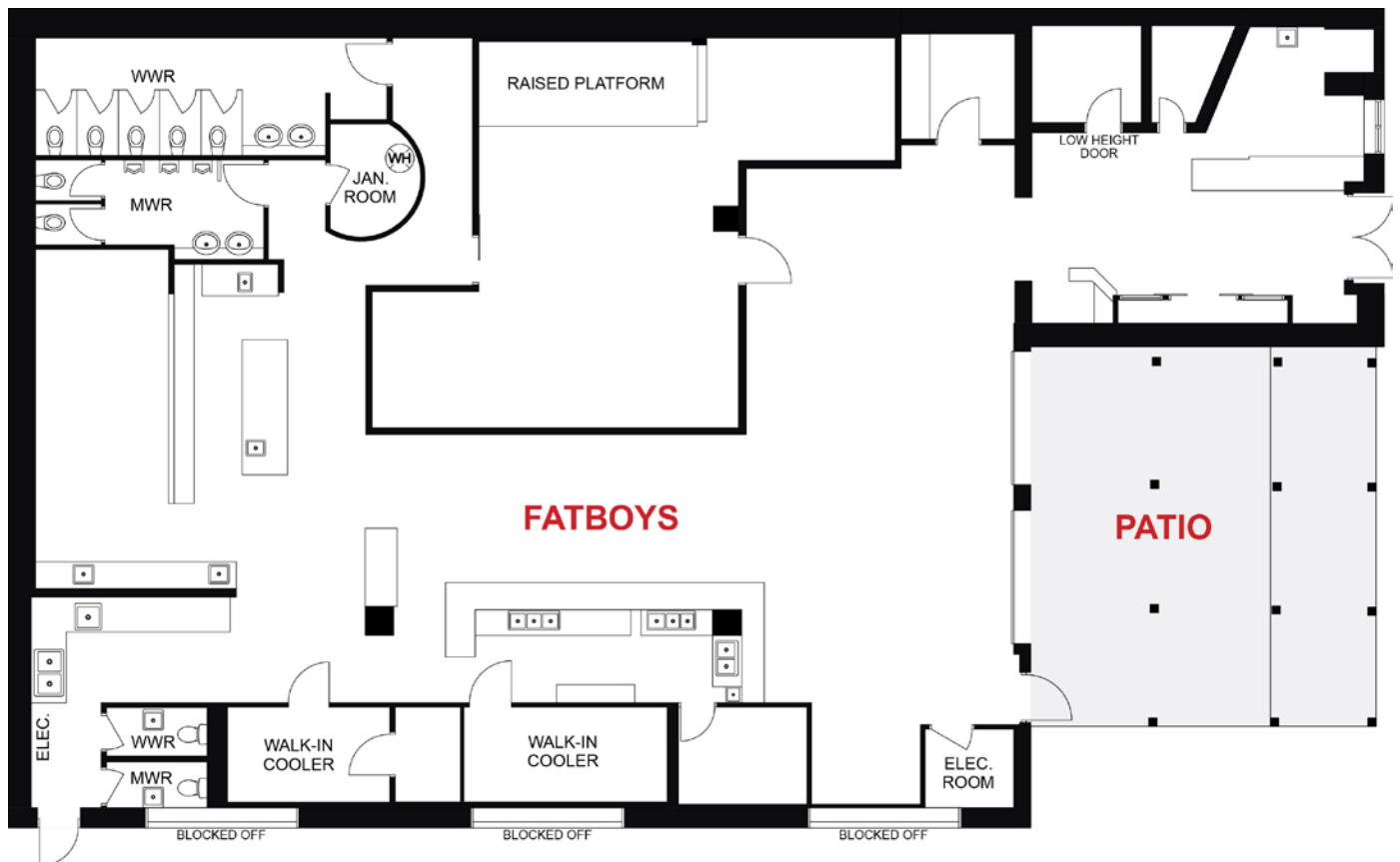
Asking Price	\$3,900,000. <sup>00</sup>
Approximate Building Size	5,130 SF
Approximate Land Area	6,842 SF
Property Taxes	\$49,982. <sup>90</sup>
Building Insurance	\$6,018. <sup>84</sup>
Zoning	MD2 S72

- ◆ Situated blocks from the Byward Market, the Rideau Centre, the National Gallery of Canada, and Major’s Hill Park, and other amenities.
- ◆ Zoning: MD (Mixed-Use Downtown).

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## FLOOR PLANS

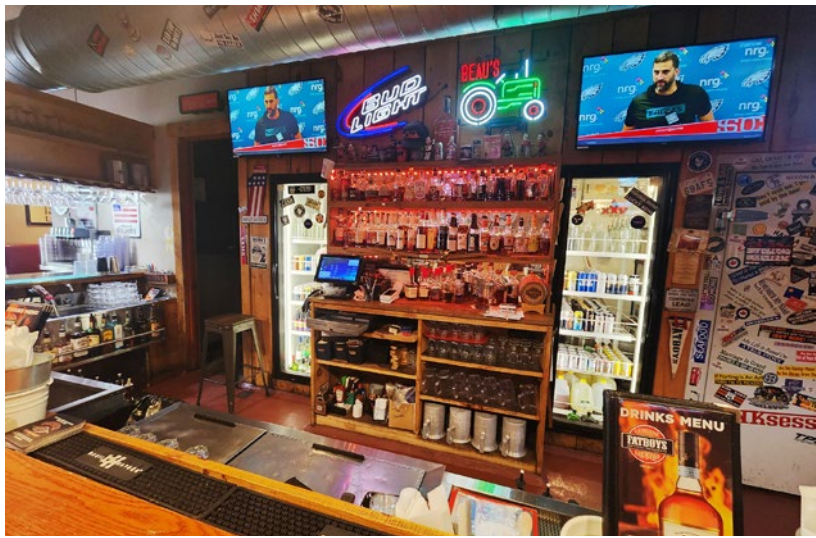




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PHOTOS





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## ZONING INFORMATION

34 Murray Street is zoned as a Mixed-Use Downtown (MD). The purpose of the Mixed-Use Downtown Zone is to support the Central Area as designated in the Official Plan, as the central place in the region for employment and shopping while also allowing residential, cultural, and entertainment uses; ensure that the Character Areas in the Central Area maintain their distinct character.

## PERMITTED USES

- Animal care establishment
- Apartment dwelling, low, mid, or high rise
- Artist studio
- Bar
- Bed and breakfast
- Community Centre
- Convenience store
- Day care
- Dwelling unit
- Group home
- Home-based business
- Hotel
- Medical facility
- Office
- Personal service business
- Post office
- Production studio
- Recreational and athletic facility
- Restaurant
- Retail food store
- Retail store
- Retirement home
- Service & repair shop
- Shelter
- Stacked dwelling
- Storefront industry
- Technology industry
- Training centre

For more permitted uses, please review the [City of Ottawa Zoning By-law](#).



# TRUST ZINATI REALTY

For more information or to book a tour,  
please contact one of the representatives below.

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