

# \$475,000 - 102 - 1331 Clyde Avenue, Ottawa

MLS® #X11984775

**\$475,000**

0 Bedroom, 0.00 Bathroom,  
Business

5304 - Central Park, Ottawa, Ontario

**\*Business for Sale Only\*** Step into a thriving business opportunity with a high-performing Thai Express franchise located in a prime, high-traffic shopping plaza, situated in the heart of a dynamic commercial and residential area. This restaurant benefits from a diverse customer base including affluent neighborhoods, busy corporate and government offices, schools, grocery stores, and near to major public transit hubs. A strong takeout business day and night, it has a bright dining room, beautifully laid out for 34 seats, and is newly renovated with a fresh look. This is all supported by a stable lease. The company has recently approved an opportunity to add a Poke/Sushi franchise under the MTY group, inside the restaurant to create a combination store. This addition will diversify the menu and increase revenue streams. This is optional and does not apply to all Thai Express. Furthermore, city-backed improvements such as road widening projects and the potential addition of a new LRT transit station enhance accessibility and support future expansion. Its strategic location at a bustling street corner ensures excellent exposure and visibility. The business offers immediate positive cash flow and strong profitability. For serious inquiries only qualified buyers, upon signing a Confidentiality Agreement, will receive detailed financial and lease information. Purchaser approval by the franchisor and landlord is required, and all inquiries and showings must be arranged



exclusively through the listing agent. Please respect business protocols and refrain from contacting staff directly. (id:6289)

### Essential Information

Listing #	X11984775
Price	\$475,000
Bathrooms	0.00
Type	Business

### Community Information

Address	102 - 1331 Clyde Avenue
Subdivision	5304 - Central Park
City	Ottawa
Province	Ontario
Postal Code	K2C3G4

### Interior

Heating	Electric Forced air
Cooling	Fully air conditioned

### Listing Details

Listing Office	KELLER WILLIAMS INTEGRITY REALTY
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Listing information last updated on October 12th, 2025 at 11:16pm EDT