

SALIENT DATA

Name of Facility	# 761 – Mary Brown’s Chicken Franchise
Size in sq. ft.	1,260 sq. ft.
No. of Seats:	12 - 14
<u>Lease Information:</u>	
Rate per sq. ft.	\$4,860 per month includes rent, CAM and GST
C.A.M.	Included in above monthly amount
Lease Term:	4 ½ years left then another 5 years at fair market rent
Option periods:	To be clarified
Deposit held by Lessor:	First and thirteenth months
<u>Financing:</u>	
<u>Sales:</u> Gross sales:	\$25,000 - \$30,000 per month
Number of parking stalls:	Lots of parking in shopping strip
Style of cuisine:	Franchise chicken menu
Customer Demographics:	Locals and visitors to shopping center
Type of service:	___ Table ___ Drive through ___X___ Counter
Hours of operation:	11 am – 9 pm; 7 days a week
Number of employees:	5 in total
General comments:	This is an unbelievable buy to get your foot in the door with this growing franchise chicken chain. Brand new store located close to the new Walmart. Owner has other business that needs attention and he’s decided to sell at a fraction of his investment cost. Don’t miss this great opportunity. A hands-on owner/operator would do very well with this business.
ASKING PRICE:	\$249,000

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell South Star Realty (253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell South Star Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.