

SALIENT DATA

Name of Facility 845 – Beautiful Franchise Coffee Shop

Size in sq. ft. 1,861 sq.ft.

No. of Seats: 36 seats inside plus 28 on patio

Lease Information:

Rate per sq. ft. \$42 per sq. ft. or \$9,200 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: Feb. 2010 – Feb. 29, 2020

Option periods: Three 5-year options

Deposit held by Lessor: \$6,835.50

Financing: Treat as clear title

Sales: Gross sales: Average \$525,000 - \$550,000 per year

Number of parking stalls: Lots of parking

Style of cuisine: Coffee and beverages; sandwiches, baked goods

Customer Demographics: Local residents; families; women & children

Type of service: _____ Table _____ Drive through Counter

Hours of operation: Monday – Thursday 6 am – 9 pm
Friday 6 am – 8 pm; Saturdays 7 am – 8 pm; Sundays 8 am – 8 pm

Number of employees: 10 with 4 full-time and 6 part-time

General comments: This is one of the most attractive and desirable suburban coffee shop locations in the City! It has a beautiful south-facing patio. Cost to build is many times what the owner is asking for. Needs a hands-on owner/operator as the present owner has another job. Lots of potential to grow the business and at an entry point of \$249,000 to buy the business, it's a fraction of buying a new franchise. Don't miss this great opportunity.

ASKING PRICE: PRICE REDUCED TO \$159,000

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