SALIENT DATA

Name of Facility **881 Breakfast & Lunch Franchise**

Size in sq. ft. **3,800 sq. ft.**

No. of Seats: **140 plus 60 on patio**

Lease Information:

Rate per sq. ft. **$32 per sq. ft. base rent**

C.A.M. **$12 - $13**

Lease Term: **15 years with 11 years left**

Option periods: **Two 5-year options**

Deposit held by Lessor: **2 months**

Financing: **Treat as clear title**

Sales: **Gross sales:** **$800,000**

Number of parking stalls: **Lots of parking in shopping center lot**

Style of cuisine: **Breakfast and lunch – full franchise menu**

Customer Demographics: **All ages; shoppers; business people in area; busy lunch trade**

Type of service: **__X___ Table _____ Drive through ___ __ Counter**

Hours of operation: **6 am – 3 pm; 7 days a week**

Number of employees: **21 with 7 full-time and 14 part-time**

General comments: **This is a very popular and profitable franchise breakfast and lunch diner-style restaurant. Located in a very busy shopping center in NW Calgary. Fast growing communities surround the shopping center. The restaurant is very well equipped and immaculate. The concept does not have to stay a diner or a franchise. So, bring your ideas and energy to this great facility. Presently not open in the evenings so a great opportunity to boost sales!**

ASKING PRICE: **$449,000**

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