

SALIENT DATA

Name of Facility	# 891 NW Restaurant
Size in sq. ft.	1,200 +/-
No. of Seats:	35
<u>Lease Information:</u>	
Rate per sq. ft.	\$4,800 per month for rent, CAM and GST
C.A.M.	Included in above monthly amount
Lease Term:	10-year lease with 7 years left
Option periods:	One 5-year option
Deposit held by Lessor:	To be confirmed
<u>Financing:</u>	
<u>Sales:</u> Gross sales:	\$19,000 - \$20,000 per month; average \$240,000 per year
Number of parking stalls:	Lots of parking in shopping center lots
Style of cuisine:	East Indian cuisine
Customer Demographics:	Shoppers; residents from surrounding neighborhoods
Type of service:	<input checked="" type="checkbox"/> Table <input type="checkbox"/> Drive through <input type="checkbox"/> Counter
Hours of operation:	Monday to Saturday 10 am – 8 pm; closed on Sundays
Number of employees:	3 with two full-time and one part-time
General comments:	This is a full-service restaurant located in a busy office building in Royal Oak. The building houses a very active office of “Service Canada” which looks after EI, CPP, OAS and other government services. Lots of business from surrounding offices and shoppers in area. The restaurant is new, clean and shows very well. There’s glass down two sides of the walls. Male & female washrooms. Could be converted to any other concept a new owner wishes to bring.
ASKING PRICE:	\$174,900

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