

SALIENT DATA

Name of Facility	900 – Immaculate Restaurant in Great Location!
Size in sq. ft.	3,850 sq. ft. for both levels, split evenly; plus patio
No. of Seats:	110 up plus 52 on patio
<u>Lease Information:</u>	
Rate per sq. ft.	\$6,850 per month for rent, CAM and GST
C.A.M.	Included in above monthly amount
Lease Term:	Goes to May 2020
Option periods:	One 5-year option (To be verified)
Deposit held by Lessor:	1 month
<u>Financing:</u>	
<u>Sales:</u> Gross sales:	\$35,000 - \$50,000 per month
Number of parking stalls:	11 dedicated parking stalls
Style of cuisine:	Traditional Italian
Customer Demographics:	Established; locals; walk-bys
Type of service:	<input checked="" type="checkbox"/> Table <input type="checkbox"/> Drive through <input type="checkbox"/> Counter
Hours of operation:	2 pm – 10 pm; 6 days a week; closed on Sundays
Number of employees:	6 plus 2 operators
General comments:	Location! Location! Location! This restaurant is ideally situated on restaurant row on 17th Avenue SW! Great exposure with a front patio. A bonus is having 11 dedicated parking stalls – unusual for a business on 17th Avenue SW! The space has been totally renovated and is being sold at a fraction of the owner's investment dollars. The concept can be changed to anything a new owner chooses. Don't miss this great opportunity!
ASKING PRICE:	\$399,900

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.