

SALIENT DATA

Name of Facility 904 – Popular Diner

Size in sq. ft. 2,507 sq. ft. +/-

No. of Seats: Licensed 60; actual 72

Lease Information:

Rate per sq. ft. Base rent \$7,312 per month.

C.A.M. \$4,185.11 INCLUDING UTILITIES (see attached sheet)

Lease Term: Years 1 – 5 is \$35 per sq. ft. Dec. 1, 2015 – Nov. 30, 2020.
Years 6 – 10 is \$40 per sq. ft. Dec. 1, 2020 – Nov. 30, 2025.

Option periods: Two 5-year options at fair market value after the above 10 year lease is completed.

Deposit held by Lessor: 1 month (to be verified)

Financing: Treat as clear title

Sales: Gross sales: \$55,000 - \$65,000 a month

Number of parking stalls: 2 at \$150 each per month

Style of cuisine: Breakfast and lunch

Customer Demographics: Locals; shoppers in Kensington

Type of service: Table Drive through Counter

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

Number of employees: 15 -18

General comments: This is a newly constructed diner in the heart of Kensington. The demographics are upwardly mobile, trendy professionals who love to patronize their own community. The business has been very well received since opening a few months ago. Fully equipped with all new kitchen, premises, washrooms etc. Great opportunity for someone who wishes to get into the diner business in a perfect location.

ASKING PRICE: \$199,000

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