

SALIENT DATA

Name of Facility # 910 – Coffee House Franchise

Size in sq. ft. 1,950 sq. ft.

No. of Seats: Licensed for 57; actual 42 plus 35 on patio

Lease Information:

Rate per sq. ft. Rent \$35 per sq. ft. or \$9,331.50 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 10 years from May 2011 Option periods: Two 5-year options

Deposit held by Lessor: Nil

Financing: Treat as clear title

Sales: Gross sales: \$375,000 (has been as high as \$500,000)

Number of parking stalls: 1 dedicated

Style of cuisine: Full franchise menu

Customer Demographics: Office workers; residents of nearby-condos & apts.; walk-by traffic

Type of service: _____ Table _____ Drive through ___X___ Counter

Hours of operation: 6 am – 6 pm Monday through Friday
8 am – 5 pm on Saturday and Sunday

Number of employees: 2 full-time and 2 part-time

General comments: This Coffee House is located in a new building in the Beltline. In addition to the office workers in the tower, there are many residential condos and apartments in the area providing a built-in clientele. Shows very well. The owner has other business interests and has decided to sell this store. It's priced WELL below the cost of building a new café so don't miss this great opportunity.

ASKING PRICE: \$169,000

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