

SALIENT DATA

Name of Facility	925 Great Restaurant on Restaurant Row
Size in sq. ft.	4,000 sq. ft. (2,000 up and 2,000 down)
No. of Seats:	109 plus 49 on patio
<u>Lease Information:</u>	
Rate per sq. ft.	\$11,644 for rent, CAM and GST
C.A.M.	\$13.70 included in above monthly amount
Lease Term:	3 years left – goes to June 26, 2020
Option periods:	One 5-year option
Deposit held by Lessor:	\$6,500
<u>Financing:</u>	
	Treat as clear title
<u>Sales:</u>	Gross sales: \$60,000 per month
Number of parking stalls:	9 dedicated plus on-street
Style of cuisine:	Contemporary; Canadian
Customer Demographics:	25 – 45 years average age; millennials
Type of service:	<input checked="" type="checkbox"/> Table <input type="checkbox"/> Drive through <input type="checkbox"/> Counter
Hours of operation:	4 pm – 10 pm Sunday, Monday, Tuesday 4 pm – 1 am on Thursday; 4 pm – 2 am on Friday & Sat.
Number of employees:	2 full-time and 18 part-time
General comments:	This is a newly-renovated, free-standing restaurant on a busy restaurant row! It has it's own parking lot and a fully-equipped kitchen and washrooms. The concept can be kept or changed to a new owner's choice. Rent is very competitive for the area and the Landlord is very approachable! It's priced below cost of renovation! A great location like this doesn't come up very often – DON'T MISS IT!
ASKING PRICE:	\$439,000

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