

SALIENT DATA

Name of Facility	931 BBQ Restaurant
Size in sq. ft.	3,182 sq. ft.
No. of Seats:	60 seats plus 45 on patio (could be 120 seats with modification to front door entrance)
<u>Lease Information:</u>	
Rate per sq. ft.	\$9,143 per month for rent, CAM and GST
C.A.M.	Included in above monthly amount
Lease Term:	In year 1 of a 10-year Lease
Option periods:	Two 5-year options
Deposit held by Lessor:	1 month
<u>Financing:</u>	
	Treat as clear title
<u>Sales:</u>	Gross sales: \$45,000 per month
Number of parking stalls:	Lots of parking plus in back
Style of cuisine:	BBQ and East Indian
Customer Demographics:	Customer are a wide range of ages; pool leagues; lots of traffic by the door
Type of service:	<input checked="" type="checkbox"/> Table <input type="checkbox"/> Drive through <input type="checkbox"/> Counter
Hours of operation:	11 am – 10 pm Sunday to Wednesday; 11 am – 11 pm weekends
Number of employees:	4 full-time and 3 part-time
General comments:	New, fully-equipped BBQ restaurant on one of the busiest traffic arteries in the City. Just installed two new smokers (\$30,000). Great opportunity to buy a fully equipped restaurant and bring your own brand of BBQ or any other concept to this very high-traffic area!
ASKING PRICE:	\$289,900

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