

SALIENT DATA

Name of Facility 934 – Neighborhood Deli/Coffee Shop
Size in sq. ft. 790 sq. ft.
No. of Seats: 25 – 26 plus 15 on patio

Lease Information:

Rate per sq. ft. \$5,215 per month for rent, CAM & GST
C.A.M. \$1,875 plus GST (Included in above monthly amount)
Lease Term: 5 years **Option periods:** One 5-year option
Deposit held by Lessor: \$2,500

Financing: Treat as clear title

Sales: **Gross sales:** \$500,000 - \$550,000

Number of parking stalls: First come, first served in the back and on the street

Style of cuisine: Soups; sandwiches (specializing in Montreal smoked meats);
beverages etc.

Customer Demographics: Locals; drive-by traffic

Type of service: _____ Table _____ Drive through X Counter

Hours of operation: 10 am – 8 pm weekdays
10 am – 6 pm on weekends

Number of employees: 8 with 1 full-time and 7 part-time

General comments: This is an end-cap location with great visibility in the heart of a busy SW community. New owner can keep the present concept and food offerings or change it to their own. Super sought-after location!

ASKING PRICE: PRICE REDUCED TO \$199,000

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