

SALIENT DATA

Name of Facility 938 – Restaurant & Tea House

Size in sq. ft. 2,337 sq. ft.

No. of Seats: Licensed for 102; actual 70

Lease Information:

Rate per sq. ft. \$12,414 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: Renewal in 2018 Option periods: One 5-year option

Deposit held by Lessor: One month's basic rent

Financing: Treat as clear title

Sales: Gross sales: \$600,000 (approx.. \$50,000 per month)

Number of parking stalls: Lots of parking in shopping center lot; 2 reserved stalls at the back for management

Style of cuisine: Casual dining; variety of breakfast dishes. Lunches we switch to quiche; soups; salad; sandwiches. The feature is afternoon High Tea – best in the City and possibly the country! Wide array of pies and home made desserts!!

Customer Demographics: Wide range of ages; seniors, couples, special events such as bridal showers, anniversaries, receptions and catering; lots of women's lunches

Type of service: Table Drive through Counter

Hours of operation: 10 am – 5 pm except Sunday 10 am – 4 pm

Number of employees: 19; mostly part-time

General comments: This is a well-known, award-winning and established tea house/restaurant in a very upscale area in the SW. Owners are ready to retire for health issues and need to sell quickly. Couldn't be replaced for the asking price. Concept can be changed. **DON'T MISS THIS UNBELIEVABLE OPPORTUNITY TO BUY A BUSINESS IN ONE OF THE BEST LOCATIONS IN THE SOUTH!**

ASKING PRICE: \$49,900

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