

## SALIENT DATA

**Name of Facility**                      **940 – Major Brand Restaurant**

**Size in sq. ft.**                        **5,712 sq. ft. on main floor; 1,741 sq. ft. on lower level; 1,250 sq. ft. on patio**

**No. of Seats:**                        **100 seats in dining room; 60 seats in lounge; 40 seats on patio**

### **Lease Information:**

**Rate per sq. ft.**                      **Years 1 – 5: \$31.75   \$181,356.00 per annum /\$ 15,113.00 per month**  
**Years 6 – 10: \$34.75   \$198,492.00 per annum /\$ 16,541.00 per month**

**C.A.M.**                                 **2018 \$12.24 per sq. ft. or \$5,826.24 per month**

**Lease Term:**                        **10 Years commenced September 16, 2013 Option periods: 2 x 5 years each**

**Deposit held by Lessor:**        **Nil**

**Financing:**                        **Treat as clear title**

**Sales:**                      **Gross sales:    2017 – \$1.1M**

**Number of parking stalls:**        **Lots of parking**

**Style of cuisine:**                    **Casual dining; full franchise menu**

**Customer Demographics:**        **Residents in surrounding communities; business people; wide age range**

**Type of service:**                     **Table     Drive through     Counter**

**Hours of operation:**                **Sunday – Thursday 11 am – 9 pm**  
**Friday & Saturday 11:30 am – 11 pm**

**General comments:**                **This is a turnkey opportunity for a new operator. This restaurant/lounge is on high traffic artery with strategic frontage location. Fully equipped kitchen and lower level storage area. Over \$2M was spent in a total renovation 4 years ago. Exciting opportunity at an unbelievably low entry price. ONCE IN A LIFETIME OPPORTUNITY!**

**ASKING PRICE:**                      **ONLY \$99,000**

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