

## **SALIENT DATA**

**Name of Facility** 942 – Busy & Profitable Coffee Shop

**Size in sq. ft.** 900 sq. ft.

**No. of Seats:** Common seating in food court setting

**Lease Information:**

**Rate per sq. ft.** Averages \$58,237 per year which includes 8% percentage rent

**C.A.M.** Included in above amount

**Lease Term:** 10 years commenced 2018                      **Option periods:** No

**Deposit held by Lessor:** 1 month (to be verified)

**Financing:** Treat as clear title

**Sales:**            **Gross sales:** Approximately \$500,000 for 2017

**Number of parking stalls:** Nil

**Style of cuisine:** Coffee, pastries, sandwiches, salads

**Customer Demographics:** Employees in surrounding buildings and Plus 15 traffic

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

**Hours of operation:** 6 am – 3:30 pm; 5 days a week

**Number of employees:** 2 full-time and 2 part-time plus owners

**General comments:** This is a very busy and VERY profitable coffee shop in the center of office buildings downtown. The business has been established for 24 years (earlier years in a nearby location) and the owners are ready to retire. Great opportunity for someone who wants their evenings and weekends free as this is a Monday to Friday operation. In addition to sales at the business, they do some catering for offices nearby.

**ASKING PRICE:**                      **\$309,000**

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