

## **SALIENT DATA**

<b>Name of Facility</b>	<b>944 – Popular Restaurant</b>
<b>Size in sq. ft.</b>	<b>1,100 sq. ft.</b>
<b>No. of Seats:</b>	<b>35 (or including standing, capacity is 55)</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>\$4,000 per month for rent, CAM and GST</b>
<b>C.A.M.</b>	<b>Included in above monthly amount</b>
<b>Lease Term:</b>	<b>7 years left            Option periods: One 5-year option</b>
<b>Deposit held by Lessor:</b>	<b>1 month</b>
<b><u>Financing:</u></b>	<b>Treat as clear title</b>
<b><u>Sales:</u>            Gross sales:</b>	<b>\$500,000</b>
<b>Number of parking stalls:</b>	<b>On-street parking</b>
<b>Style of cuisine:</b>	<b>Burgers, fries, comfort food</b>
<b>Customer Demographics:</b>	<b>Locals from surrounding areas which include retail, commercial, industrial and residential; travellers</b>
<b>Type of service:</b>	<b><input checked="" type="checkbox"/> Table    <input type="checkbox"/> Drive through    <input type="checkbox"/> Counter</b>
<b>Hours of operation:</b>	<b>11 am – 8 pm in the week; 9 am – 8 pm on weekends</b>
<b>Number of employees:</b>	<b>10 (2 owners and 8 part-time)</b>
<b>General comments:</b>	<b>This is a well-located and popular restaurant in a thriving community. The premises are immaculate. The restaurant is very well-equipped and flows well. The concept can be kept the same or changed to anything a new owner wishes. It's an iconic restaurant in a super location. Great opportunity for owner/operator!</b>
<b>ASKING PRICE:</b>	<b>\$289,900</b>

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell South Star Realty (253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell South Star Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.