

## **SALIENT DATA**

**Name of Facility** 952 – Newly Established Bistro  
**Size in sq. ft.** 1,183 sq. ft.  
**No. of Seats:** 46

### **Lease Information:**

**Rate per sq. ft.** \$2,175 per month for rent, CAM and GST  
**C.A.M.** Included in above monthly amount  
**Lease Term:** Goes to October 31, 2020 Option periods: One 5-year option  
**Deposit held by Lessor:** 2 months (\$4,540)

### **Financing:**

**Sales:** Gross sales: \$5,500 per month and growing  
**Number of parking stalls:** 5 in front; 20 on side  
**Style of cuisine:** European soup and sandwiches  
**Customer Demographics:** Workers in industrial area; business owners  
**Type of service:**  Table  Drive through  Counter  
**Hours of operation:** 7 am – 3 pm; Monday to Friday; closed on weekends  
**Number of employees:** 3

**General comments:** This is a newly established business, about 6 months old. They've started from customer # 1 and are growing daily. Right in the heart of a busy industrial area. Great ambiance. Comes with full kitchen. Take this business to the next level. Ideal business to have your evenings and weekends free! Great opportunity for a chef to use his/her creative style to grow the business!

**ASKING PRICE:** \$49,900

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