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:	**__X___ 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:	**PRICE REDUCED TO $44,900**

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.