

SALIENT DATA

Name of Facility	966 – East Indian Buffet & Catering
Size in sq. ft.	2,373 sq. ft.
No. of Seats:	Licensed for 44; actual slightly higher
<u>Lease Information:</u>	
Rate per sq. ft.	\$12 per sq. ft. or \$3,200 per month for rent, CAM and GST
C.A.M.	\$4.40 per sq. ft.
Lease Term:	Goes to February 2019
Option periods:	One 5-year option
Deposit held by Lessor:	Nil
<u>Financing:</u>	
<u>Sales:</u>	Treat as clear title.
Gross sales:	\$400 - \$500 per day
Number of parking stalls:	Lots of parking
Style of cuisine:	East Indian Buffet
Customer Demographics:	East Indian/Pakistani
Type of service:	Buffet
Hours of operation:	11 am – 3 pm then 6 pm – 9 pm on weekdays 11 am – 10 pm on Friday and Saturday Noon – 9 pm on Sunday
Number of employees:	To be confirmed
General comments:	This is a popular East Indian Buffet in a high traffic industrial area. They also do lots of catering for their clients. The kitchen is very large with more-than-ample prep, refrigeration and storage so it's ideal for catering, as well as running the restaurant. Business could be enhanced with the serving of alcohol if a new owner wished. Priced well below replacement value!
ASKING PRICE:	PRICE REDUCED TO \$64,900

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.