SALIENT DATA

Name of Facility	**989 Gorgeous Restaurant in Super Location**
Size in sq. ft.	**1,758 sq. ft.**
No. of Seats:	**60 plus large patio (25 – 35 seats)**

Lease Information:

Rate per sq. ft.	**Base rent $34.50 per sq. ft.**
C.A.M.	**$22 per sq. ft.**
Lease Term:	**Ready to be renewed Option periods: To be verified**
Deposit held by Lessor:	**1 month (to be verified)**
Financing:	**Treat as clear title.**
Sales: Gross sales:	**$400,000 - $500,000 per year**
Number of parking stalls:	**30 first come; first served**
Style of cuisine:	**Featuring "fixe price" menu**
Customer Demographics:	**Locals in surrounding high-end area neighborhoods**
Type of service:	**__X___ Table _____ Drive through ___ __ Counter**
Hours of operation:	**5 pm – close; dinner service only**
Number of employees:	**7 with 2 full-time and 5 part-time**
General comments:	**This is a beautiful, well-equipped restaurant with a very high-end kitchen and equipment. Sunny, large south and west facing patio. The concept can be changed to anything a new owner wishes. Very high-end neighborhoods surrounding the "high street" feel of this exclusive restaurant. Own this amazing restaurant for a very reasonable price!**
ASKING PRICE:	**$129,900**

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.