SALIENT DATA

Name of Facility **990 – Busy Café with Great Upside Potential**

Size in sq. ft. **1,183 sq. ft.**

No. of Seats: **46**

Lease Information:

Rate per sq. ft. **$2,150 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: **$4,540**

Financing:

Sales: **Gross sales:** **$6,200 per month and growing**

Number of parking stalls: **25 plus on-street**

Style of cuisine: **European soup and sandwiches**

Customer Demographics: **Business and residential**

Type of service: **Eat-in and take-out**

Hours of operation: **8 am – 2 pm; Monday to Friday; closed on weekends**

Number of employees: **2**

General comments: This exceptionally clean 46 seat café has grown substantially in a very short time. It is situated at the entrance to a busy light industrial area and is walking distance from residential communities. Great food and a comfortable atmosphere have made this the go-to place for breakfast and lunch M-F. The three big screen TV's enhance the potential for adding happy hour and early dinners.

ASKING PRICE: **$34,900**

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