

SALIENT DATA

Name of Facility	# 993 Healthy Meals Ready to Go!
Size in sq. ft.	1,200 sq. ft.
No. of Seats:	8
<u>Lease Information:</u>	
Rate per sq. ft.	\$6,800 per month for rent, CAM and GST
C.A.M.	Included in above monthly amount
Lease Term:	6 years left of a 10-year lease
Option periods:	One 5-year option
Deposit held by Lessor:	Yes – 1 month (to be verified)
<u>Financing:</u>	
Treat as clear title.	
<u>Sales:</u>	Gross sales: \$600,000 per year
Number of parking stalls:	On-street, first-come first-served basis
Style of cuisine:	Healthy eating; lots of “grab and go” offerings
Customer Demographics:	Locals; upper income young couples and families; active
Type of service:	_____ Table _____ Drive through ___ X___ Counter
Hours of operation:	10 am – 7 pm Monday to Friday; 10 am – 6 pm on weekends
Number of employees:	5 with 1 full-time and the balance part-time
General comments:	According to their website, “Fit Kitchen is chef inspired, dietitian approved, fresh, delicious and nutritionally responsible meals and meal plans”. This is a well-located business offering healthy menu items to eat- in or take-home, including pre-prepared meals. There’s no grilling or deep frying. On-line shopping is a fast-growing segment of the business. Great opportunity – first time for sale!
ASKING PRICE:	\$225,000

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