

## **SALIENT DATA**

**Name of Facility** # 998 Vietnamese Sub Shop

**Size in sq. ft.** 1,000 sq. ft.

**No. of Seats:** 12

**Lease Information:**

**Rate per sq. ft.** \$2,450 per month which includes rent, CAM, GST and utilities

**C.A.M.** Included in above monthly amount

**Lease Term:** 2 years 10 months left      **Option periods:** One 5-year option

**Deposit held by Lessor:** 1 month

**Financing:** Treat as clear title.

**Sales:**      **Gross sales:** \$8,000 a month; \$3,000 Skip the Dishes

**Number of parking stalls:** First come, first served in parking lot out front

**Style of cuisine:** Vietnamese subs

**Customer Demographics:** Locals; business people in area

**Type of service:**       Table       Drive through       Counter

**Hours of operation:** Monday to Friday 11am – 5 pm  
Closed on weekends and holidays

**Number of employees:** 3 with 1 full-time and 2 part-time

**General comments:**      **This is a well-equipped and immaculate facility for Vietnamese subs. Has a great ambiance. Regular following of business people and shoppers in the area. Concept can be changed if a new owner wishes or continue to build this successful business. Located on a high traffic corner. Would work well for a family business as it's a Monday to Friday operation!**

**ASKING PRICE:**      **PRICE REDUCED TO \$35,000**

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