

SALIENT DATA

Name of Facility #1003 – Family restaurant

Size in sq. ft. 1,100 sq. ft. of usable square footage; plus large patio

No. of Seats: 24 inside and 24 additional on patio

Lease Information:

Rate per sq. ft. New 5-year lease to be negotiated

C.A.M. To be verified

Lease Term: 5 years

Option periods: One 5-year option to be negotiated

Deposit held by Lessor: To be determined

Financing: Treat as clear title.

Sales: Gross sales: \$327,000

Number of parking stalls: parking in back plus ample on-street

Style of cuisine: Wide variety; menu can be changed

Customer Demographics: Locals; families; seniors

Type of service: X Table Drive through Counter

Hours of operation: Tuesday – Sunday 11:30 am – 2 pm for lunch;
then 4:30 pm – 8 pm for dinner

Number of employees: 11 with 2 full-time and 9 part-time

General comments: An established local business inside a quaint and characteristic building with a huge outdoor patio. This restaurant is still in its growth stage and has a fantastic five star reputation and has won multiple awards. Exceptionally clean and very well laid out. The building was completely renovated 4 years ago and included all new furniture and a brand new commercial kitchen. Must be viewed to appreciate. Could be changed to any concept or kept the same. Please note the name and logo are not included in the sale. Option to also purchase the Land and Building.

ASKING PRICE: \$139,900

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