

## SALIENT DATA

<b>Name of Facility</b>	<b>Boardwalk Burgers</b>
<b>Address:</b>	<b>#2, 20 Quarry Street East, Cochrane</b>
<b>Size in sq. ft.</b>	<b>1,800 sq. ft.</b>
<b>No. of Seats:</b>	<b>45 plus 8 on deck</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>\$6,500 base rent</b>
<b>C.A.M.</b>	<b>To be verified</b>
<b>Lease Term:</b>	<b>10 year lease with 7 years left. Expires Dec. 31, 2025.</b>
<b>Option periods:</b>	<b>One 5-year option (to be verified)</b>
<b>Deposit held by Lessor:</b>	<b>\$8,000</b>
<b><u>Financing:</u></b>	
<b>Treat as clear title.</b>	
<b><u>Sales:</u></b>	<b>Gross sales: \$450,000 per year</b>
<b>Number of parking stalls:</b>	<b>Lots of parking</b>
<b>Style of cuisine:</b>	<b>Full franchise menu; burgers, fries and milkshakes</b>
<b>Customer Demographics:</b>	<b>Locals; drive-thru traffic on highway;</b>
<b>Type of service:</b>	<b>_____ Table    _____ Drive through    <u>  X  </u> Counter</b>
<b>Hours of operation:</b>	<b>11 am – 9 pm; 7 days a week</b>
<b>Number of employees:</b>	<b>8 with 2 full-time and 6 part-time</b>
<b>General comments:</b>	<b>This is a beautiful fast-food restaurant in immaculate condition. Popular with locals and shoppers in the area. Great reviews on Yelp for the quality of the food and the friendliness of the staff. Popular franchise chain with 5% royalty and 3% advertising fees. Come build this business with your expertise and the backing of a great franchise!</b>
<b>ASKING PRICE:</b>	<b>PRICE REDUCED TO \$179,000</b>

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