

## **SALIENT DATA**

**Name of Facility** # 1006 – Great Coffee Shop Franchise

**Size in sq. ft.** 1,795 sq. ft. plus patio

**No. of Seats:** 60 plus 20 – 25 on patio

### **Lease Information:**

**Rate per sq. ft.** \$5,998 per month for rent, CAM and GST

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

**Lease Term:** 10 year term with 2.5 years left

**Option periods:** Two 5-year options

**Deposit held by Lessor:** 1 month

**Financing:** Treat as clear title.

**Sales:** Gross sales: \$395,000+/- per year

**Number of parking stalls:** First come; first served in parking lot

**Style of cuisine:** Full franchise menu; coffee, beverages, baked goods

**Customer Demographics:** Younger age group 30 – 45 years; young moms

**Type of service:** \_\_\_\_\_ Table \_\_\_\_\_ Drive through \_\_\_\_X\_\_ Counter

**Hours of operation:** 6 am – 8 pm Monday to Saturday; 8 am – 7 pm on Sundays

**Number of employees:** 6 with 1 full-time and 5 part-time

**General comments:** This franchise café serves an area with a population of 60,000 people. It has high visibility and lots of parking. The store is well-laid out and kept very clean. The brand is well-respected and sought-after. Great opportunity for a hands-on operator to take over the established business and grow it! It's priced at well-below replacement value so it WON'T LAST LONG!

**ASKING PRICE:** PRICE REDUCED TO \$149,000

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