

## SALIENT DATA

**Name of Facility** # 1009 – Diner in Great Location

**Size in sq. ft.** 2,507 sq. ft. +/-

**No. of Seats:** Licensed 60; actual 72

**Lease Information:**

**Rate per sq. ft.** Base rent \$7,312 per month.

**C.A.M.** \$4,185.11 INCLUDING UTILITIES

**Lease Term:** \$30 per sq. ft. starting March 1, 2019 for 1 year

**Option periods:** Two 5-year options at fair market value after the present 10-year lease is completed.

**Deposit held by Lessor:** 1 month (to be verified)

**Financing:** Treat as clear title

**Sales:** Gross sales: \$40,000 a month

**Number of parking stalls:** 2 at \$150 each per month

**Style of cuisine:** Breakfast and lunch

**Customer Demographics:** Locals; shoppers in Kensington

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

**Hours of operation:** 7 am – 6 pm; seven days a week

**Number of employees:** 9 with 2 owners and 7 part-time

**General comments:** This is a newly constructed diner in the heart of a busy and popular neighborhood. The demographics are upwardly mobile, trendy professionals who love to patronize their own community. Fully equipped with all new kitchen, premises, washrooms etc. Great opportunity for someone who wishes to get into the diner business in a perfect location!

**ASKING PRICE:** \$230,000

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