

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. Please note that the dough sheeter is excluded. Great opportunity for someone who wishes to get into the diner business in a perfect location!

ASKING PRICE: PRICE REDUCED TO \$199,000

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