

SALIENT DATA

Name of Facility # 1015 Upscale Diner

Size in sq. ft. 2,700 sq. ft.

No. of Seats: 90

Lease Information:

Rate per sq. ft. \$8,773 per month – fixed for 10 years – for rent, CAM & GST

C.A.M. Included in above monthly amount

Lease Term: 8.5 years left Option periods: One 5-year option

Deposit held by Lessor: To be confirmed

Financing: Treat as clear title.

Sales: Gross sales: Estimated sales for 2019 is \$1.2M

Number of parking stalls: Lots of parking in paved lot

Style of cuisine: Diner

Customer Demographics: Shoppers; business people in area; industrial workers

Type of service: Table Drive through Counter

Hours of operation: 7 am – 3 pm; 7 days a week

Number of employees: 14 plus owner (4 part-time and balance full-time)

General comments: This is an upscale diner in a great location surrounded by retail, offices and industrial warehouses. Lots of traffic by the door. The name will be sold with the business as a clientele has been built up since it opened. There's potential for a 20 – 30 seat patio on the east side (Landlord has given OK – just needs City approval). Please note that 30% of the offerings are gluten-free. The groundwork has been done on this delightful diner so it's all ready for the energy of a new owner!

ASKING PRICE: **\$469,000**

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