

SALIENT DATA

Name of Facility # 1022 Restaurant on 17th Avenue SW!

Size in sq. ft. 4,500 sq. ft.

No. of Seats: Licensed for 92 Actual 83

Lease Information:

Rate per sq. ft. \$8,400 per month for Rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: June 2021 Option periods: To be verified

Deposit held by Lessor: 6 months

Financing: Treat as clear title.

Sales: Gross sales: \$600,000 per year

Number of parking stalls: 25 paved parking spots

Style of cuisine: Custom hamburgers; comfort food

Customer Demographics: Very diverse; walk-by; business people in area

Type of service: Table Drive through Counter

Hours of operation: Sunday – Wednesday 11 am – 9 pm
Thursday, Friday & Saturday 11 am – 11 pm

Number of employees: 12 with 4 full-time and 8 part-time

General comments: This is a well-located space with lots of parking on 17th Avenue SW. Concept can be changed or kept as-is. Comes with full-kitchen. There's additional space on the 2nd floor which could be used. Patio facing 17th Avenue. Good lease rate – especially for 17th Ave. SW!

ASKING PRICE: \$249,000

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