

SALIENT DATA

Name of Facility	1032 - Franchise Coffee Shop
Size in sq. ft.	1,861 sq. ft.
No. of Seats:	36 seats inside plus 28 on patio
<u>Lease Information:</u>	
Rate per sq. ft.	Approx. \$8,600 per month for rent, CAM and GST
C.A.M.	Included in above monthly amount
Lease Term:	Feb. 2010 – Feb. 29, 2020
Option periods:	Three 5-year options
Deposit held by Lessor:	\$6,835.50
<u>Financing:</u>	
	Treat as clear title
<u>Sales:</u>	Gross sales: Average \$525,000 - \$550,000 per year
Number of parking stalls:	Lots of parking
Style of cuisine:	Full franchise menu; coffee and beverages; baked goods
Customer Demographics:	Local residents; families; women & children
Type of service:	_____ Table _____ Drive through <u> X </u> Counter
Hours of operation:	Monday – Thursday 6 am – 9 pm Friday 6 am – 9 pm; Saturdays 7 am – 8 pm; Sundays 8 am – 8 pm
Number of employees:	10 with 4 full-time and 6 part-time
General comments:	This is one of the most attractive and desirable locations in the City! It has a beautiful south-facing patio. Cost to build is many times what the owner is asking for. Lots of potential to grow the business. The asking price is a fraction of buying a new franchise. Don't miss this great opportunity.
ASKING PRICE:	HUGE PRICE REDUCTION TO \$99,900

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