

SALIENT DATA

Name of Facility # 1035 Iconic Restaurant with Location, Location, Location!

Size in sq. ft. 1,711 on main floor
1,325 on second floor
1,098 in basement

Number of seats: Total 105 plus patio (up to 60 on 2 patios)

Lease Information

Rate per sq. ft. \$7,720 per month for rent, CAM and GST

Lease Term: 3.5 years left Option periods: One 5-year option

Deposit held by Lessor: 1 month

Financing: Treat as clear title.

Sales: Gross sales: Approximately \$300,000 last year

Number of parking stalls: 1 dedicated stall; lots of parking in the area

Style of cuisine: Bring your own concept

Customer demographics: Business people; tourists; casino clients

Type of service: Table Drive through Counter

Hours of operation: 11 am – 2 am Number of employees: 5

General comments: This landmark restaurant has been a fixture for many, many years. The restaurant now offers western and Mediterranean food in a lively, fun atmosphere. There are two different patio areas to enjoy their delicious food! The area surrounding the restaurant has been developed over the last number of years with many high-end luxury condos and re-development continues. Great opportunity to bring your own concept to this landmark location!

ASKING PRICE: \$245,000

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