

SALIENT DATA

Name of Facility 1039 – Popular & Profitable Franchise Restaurant

Size in sq. ft. 3,900 sq. ft.

No. of Seats: 90 plus 26 on patio

Lease Information:

Rate per sq. ft. \$16,250 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 7 years left Option periods: One 10-year option

Deposit held by Lessor: 1 month

Financing: Treat as clear title.

Sales: Gross sales: \$1.2M for 2019

Number of parking stalls: 25 dedicated stalls in the back

Style of cuisine: Full franchise menu

Customer Demographics: Locals in surrounding apts. and condos; shoppers on 17th Ave.

Type of service: ☒ X Table ☐ Drive through ☐ Counter

Hours of operation: 11 am – 10 pm Monday – Friday
10 am – 10 pm Saturday and Sunday

Number of employees: 16 with 10 full-time and 6 part-time

General comments: This is a well-located franchise restaurant just off 17th Avenue SW. Three years ago it was totally renovated both inside and out at a cost of \$1.3M. Shows extremely well. Owners only work part-time so a new owner who is hands-on will make a very good income. Lots of dedicated parking in the rear. **NOTE: The restaurant can be changed if a new owner wants to bring their own concept!**

ASKING PRICE: PRICE REDUCED TO \$349,000

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