

SALIENT DATA

Name of Facility # 1050 Well Located East Indian Restaurant

Size in sq. ft. 2121 sq. ft.

No. of Seats: 80

Lease Information:

Rate per sq. ft. \$5010.86 per month for rent; CAM and GST
2 years at \$21/sq.ft.; 2 years @ \$23/sq.ft.; \$25/sq. ft. for 1 year

C.A.M. Included in above monthly amount

Lease Term: 5 years **Option periods:** Oe 5-year option

Deposit held by Lessor: To be verified

Financing: Treat as clear title.

Sales: **Gross sales:** \$20,000 - \$25,000 per month

Number of parking stalls: Lots of parking

Style of cuisine: East Indian

Customer Demographics: People in shopping center; locals from residential backdrop and hotel guests at nearby hotel

Type of service: **Table** **Drive through** **Counter**

Hours of operation: Lunch on Monday to Friday 11:30 am – 2 am
Dinner 7 days a week 5 pm – 9 pm

Number of employees: To be confirmed

General comments: This is a popular East Indian restaurant known for its excellent food. Located close to a busy hotel with excellent exposure. Surrounded by residential neighborhoods. Comes with full kitchen, lots of parking, male & female washrooms. You can keep the concept of change it to one of your choice. Don't miss this great opportunity as it's priced right!

ASKING PRICE: \$129,000

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