

## SALIENT DATA

**Name of Facility** #1051 – Family restaurant  
**Size in sq. ft.** 1,100 sq. ft. of usable square footage; plus large patio  
**No. of Seats:** 24 inside and 24 additional on patio

### Lease Information:

**Rate per sq. ft.** New 5-year lease to be negotiated  
**C.A.M.** To be verified  
**Lease Term:** 5 years  
**Option periods:** One 5-year option to be negotiated  
**Deposit held by Lessor:** To be determined

**Financing:** Treat as clear title.

**Sales:** Gross sales: \$327,000

**Number of parking stalls:** parking in back plus ample on-street

**Style of cuisine:** Wide variety; menu can be changed

**Customer Demographics:** Locals; families; seniors

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

**Hours of operation:** Tuesday – Sunday 11:30 am – 2 pm for lunch;  
then 4:30 pm – 8 pm for dinner

**Number of employees:** 11 with 2 full-time and 9 part-time

**General comments:** Location and Patio!! This is a fabulous opportunity to bring your concept and start trading. An immaculate restaurant and commercial kitchen (5 years old) all ready for your ideas. Fully equipped kitchen with a 6ft canopy, indoor seating for 24 and outdoor garden patio for 24. Charming, stand alone building with garage and heated shed for storage. Great rent and prime location.

**ASKING PRICE:** \$139,900

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell South Star Realty (253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell South Star Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.