SALIENT DATA

Name of Facility	**# 1056 – Vacant Fully Equipped Restaurant**
Size in sq. ft.	**2,800 +/-**
No. of Seats:	**To be verified**

<u>Lease Information</u>:

Rate per sq. ft.	**$30 per sq. ft.**
C.A.M.	**$10.50 per sq. ft.**
Lease Term:	**5 years** **Option periods: One 5-year option**
Deposit held by Lessor:	**To be negotiated**
<u>Financing:</u>	**Treat as clear title.**

Number of parking stalls:	**Yes, front and rear of building**
Style of cuisine:	**A new Tenant's choice**
Customer Demographics:	**Very high traffic area; backs on to an Asian market**
Type of service:	**__X___ Table _____ Drive through ___ __ Counter**
Hours of operation:	**To be decided by Tenant**
Number of employees:	**As required**
General comments:	**This space is presently a Vietnamese restaurant. The owners are wanting to terminate their business and leave. They have agreed with the Landlord to leave the equipment in place.**

ASKING PRICE:	**No cost for equipment and leasehold improvements to take over this space.**

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell Capital Realty (253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell Capital 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.