SALIENT DATA

Name of Facility # 1059 Land & Bldg. for Space or

Restaurant for Lease

Size in sq. ft. 3,448 sq. ft. plus full basement

Lease Information:

Rate per sq. ft. \$27 per sq. ft.

C.A.M. \$22.24 per sq. ft. (to be verified)

Lease Term: 5-year term

Option periods: One 5-year option

Deposit held by Lessor: Three months

<u>Financing:</u> Treat as clear title.

Number of parking stalls: 70 stalls

Style of cuisine: To be decided by new Tenant

Customer demographics: Residential backdrop; not much competition in the area

General comments: This is a very well-known establishment which has been in this

location for decades. For the past 12 years it has operated as a

Chinese food restaurant.

Fantastic central north location with high traffic by the door and lots of parking. Not much hospitality competition in the area. It's surrounded by older, trended-out, paid-off real estate. Lots of

regular, loyal clientele to the previous owner.

The premises is ready for re-development to any concept desired by

a new owner. It's a blank canvas waiting for your concept.

ASKING PRICE: FACILITY IS FULLY EQUIPPED WITH TABLES, CHAIRS AND STAINLESS IN THE KITCHEN. THERE'S NO BUSINESS TO BE PURCHASED BUT THE LANDLORD WILL NEGOTIATE THE OWNERSHIP AND/OR USAGE OF THE FF&E. THIS DOESN'T COME ALONG VERY OFTEN. YOUR COSTS WILL BE THE RENOVATIONS FOR YOUR CONCEPT! DON'T MISS THIS EXCITING OPPORTUNITY AS IT WON'T LAST LONG!

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.