

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

Financing: 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!