

SALIENT DATA

Name of Facility # 1066 Popular Diner in Kensington

Size in sq. ft. 1,250 sq. ft.

No. of Seats: 48 plus patio with 20 seats

Lease Information:

Rate per sq. ft. \$5,700 gross per month which includes rent, CAM & GST

C.A.M. Included in above amount

Lease Term: Goes to July 2026 **Option periods:** One 5-year option

Deposit held by Lessor: \$20,000

Financing: Treat as clear title.

Sales: **Gross sales:** **2018 - \$240,000**
2019 - \$220,000

Number of parking stalls: First come, first served in parking lot

Style of cuisine: Diner/restaurant

Customer Demographics: Locals from apartments and condos; business people in area
Loyal clientele

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

Hours of operation: 8 am – 2 pm; 7 days a week

Number of employees: 2 in kitchen; 1 front of house; 1 part-time

General comments: **This is a popular diner featuring breakfast & lunch and located in the very popular community of Kensington. Comes with a fully equipped kitchen. Concept can be kept the same or changed to a new owner's choice. A liquor licence could be applied for if desired.**

ASKING PRICE: **\$89,900**

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