

SALIENT DATA

Name of Facility # 1069 – Well located coffee shop!

Size in sq. ft. 1,000 sq. ft. on main floor, plus patios

No. of Seats: 30 +/- plus 10 on front patio; 10 – 12 on rear patio

Lease Information:

Rate per sq. ft. \$3,000 plus GST per month which is reduced by close to \$1,000 from rental of lower basement level

C.A.M. Owner pays \$5,000 per year for property taxes (about 40% of total building taxes)

Lease Term: Month to month (has been for many years)

Deposit held by Lessor: Nil

Financing: Treat as clear title.

Sales: **Gross sales:** **Calendar 2020 sales were \$194,249**
Calendar 2019 sales were \$273,000

Number of parking stalls: To be verified

Style of cuisine: Coffee; soups & sandwiches; muffins etc.

Customer Demographics: Locals in area; lots of regulars

Type of service: Table Drive through Counter

Hours of operation: 8 am – 3 pm

Number of employees: Before Covid, up to 10 employees; presently 3

General comments: **This is long established and well patronized coffee shop and café. It's immaculate, open and airy. Well located in high traffic area. Comes with 2 outdoor areas for customers to be out in the sun! Ideal for an owner/operator.**

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

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell 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.