

SALIENT DATA

Name of Facility # 1061
Size in sq. ft. 2,422 sq. ft. (to be verified)
No. of Seats: 40 seats plus a pop-up summer patio with 28 seats

Lease Information:

Rate per sq. ft. \$39 per sq. ft.
C.A.M. \$12 per sq. ft.
Lease Term: Goes to July 2023
Option periods: One 5-year option
Deposit held by Lessor: 1 month

Financing: Treat as clear title.

Sales: Gross sales: 2019 \$1.9 - \$2.1 for two sister restaurants.
Due to Covid, sales are down approximately 40%.
So, since Covid, approx. \$700,000 for each business.

Number of parking stalls: No dedicated parking
Style of cuisine: Small plates; shareables; cheese & charcuterie; vegetarian
Customer Demographics: Locals; tourists; shoppers
Type of service: Table Drive through Counter
Hours of operation: 4 pm – 11 pm (currently) usually noon – 1 am
Number of employees: 20 – split between 2 businesses

General comments: This is well-equipped restaurant which shows very well. In an excellent location! The restaurant also has additional seating in the summer months serving drinks, which has sales of approximately \$100,000 over the summer. It also has a seasonal pop-up patio. This restaurant is one of two sister businesses.. A great opportunity to have diverse options of hospitality choices!

ASKING PRICE: PRICE REDUCED TO \$114,900