

## SALIENT DATA

**Name of Facility** # 1073 Diner in Popular Neighborhood

**Size in sq. ft.** 2,507 sq. ft.

**No. of Seats:** 60 seats; patio 20 seats

**Lease Information:**

**Rate per sq. ft.** \$40 per sq. ft. base rent

**C.A.M.** \$5,000 per month; includes some utilities

**Lease Term:** Goes to 2025      Option periods: Two 5-year options

**Deposit held by Lessor:** 1 month

**Financing:** Treat as clear title.

**Sales:**      **Gross sales:** \$30,000 a month

**Number of parking stalls:** 2 in back

**Style of cuisine:** Indian food plus diner menu

**Customer Demographics:** Visitors to Kensington; locals

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

**Hours of operation:** 11 am – 9 pm; 6 days a week; closed on Mondays

**Number of employees:** 4 kitchen plus 3 part-time

**General comments:**      **This restaurant was formerly a diner. The present owner has added Indian food and now offers both concepts. It could be easily converted back to 100% diner if a new owner preferred. Well-located in the heart of Kensington.**

**ASKING PRICE:**      **\$169,000**

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