

## **SALIENT DATA**

**Name of Facility** # 1074 Unique Cafe

**Size in sq. ft.** 1.200 sq. ft. (to be verified)

**No. of Seats:** 6 seats and 6 outside

**What year was building built:** Approx. 1960

**Lease Information:**

**Rate per sq. ft.** \$1,200 monthly

**C.A.M.** Included in \$1,200 monthly payment

**Lease Term:** Month-to-month

**Deposit held by Lessor:** Nil

**Financing:** Treat as clear title.

**Sales:** Gross sales: \$30,000 per month to \$60,000 per month

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

**Style of cuisine:** Carnival/midway food

**Customer Demographics:** Locals; lots of students

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

**Hours of operation:** Tuesday 0 Sunday 11 am – 7 pm; closed on Mondays

**Number of employees:** Presently no employees;  
Owner choses not to re-open, after Covid, at this time

**General comments:** Step right up! This is a unique businesss which offers carnival food such as cotton candy, candy apples, corn dogs, elephant ears.

**Comes with full kitchen – ideal for a “ghost kitchen” opportunity. It’s located in an area of strong beer and pizza demographics. Very good rent. The Landlord would enter into a long term lease. Presently a small pizza oven which would need to be upgraded to offer pizza by the slice. There are 3 schools very close to the store.**

**ASKING PRICE:** \$99,000

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