

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: **PRICE REDUCED TO \$110,000**

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