

SALIENT DATA

Name of Facility # 1078 Profitable Pita & Donair Cafe

Size in sq. ft. 800 sq. ft. (to be verified)

No. of Seats: 12 seats

Lease Information:

Rate per sq. ft. \$1816 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 4 ½ years left **Option periods: One – 5 year option (TBV)**

Deposit held by Lessor: No

Financing: Treat as clear title.

Sales: **Gross sales:** \$11,000 - \$12,000 per month or \$144,000 per year average

Number of parking stalls: First come, first served

Style of cuisine: Donairs, shwarmas, falafels, pitas

Customer Demographics: Locals from residential areas and industrial workers

Type of service: Table Drive through Counter

Hours of operation: 11 am – 7 pm; 5 days a week; closed on weelends

Number of employees: Owner plus 1 staff

General comments: **This is a corner location in a strip shopping center. It has been in business for 11 years. Well patronized by locals in surrounding neighborhoods and industrial businesses. Longer hours would definitely increase sales. Has a large prep area. It's a very clean facility with a washroom. You could broaden the base of food offerings to suit the marketplace! Great rent and you'll make money from Day 1!!**

ASKING PRICE: **\$98,000**

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