

SALIENT DATA

Name of Facility # 1091
Size in sq. ft. 2,200 sq. ft.
No. of Seats: 40

Lease Information:

Rate per sq. ft. \$6,737.50 per month for rent, CAM and GST
C.A.M. \$16 per sq. ft. (included in above monthly amount)
Lease Term: 10 years
Deposit held by Lessor: \$24,350

Financing: Treat as clear title.

Sales: Gross sales: Restaurant presently not operating

Number of parking stalls: Two in the back

Style of cuisine: Neighborhood restaurant; featuring elevated Italian cuisine

Customer Demographics: Locals from condos & apts., shoppers, business people

Type of service: Table Drive through Counter

Hours of operation: A new owner can choose their own hours.

Number of employees: As required by new business

General comments: This space is ready to go for a new concept! It's in an excellent location surrounded by many condos and apartment buildings. Also patronized by shoppers and other business owners in the area. All equipment and fixtures are brand new and the place is shiny! Everything is included so bring your concept to this very well-located and desirous neighborhood! In addition, it comes with a great lease rate!

ASKING PRICE: \$269,000

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