SALIENT DATA

Name of Facility	# 1061
Size in sq. ft.	2,422 sq. ft. (to be verified)
No. of Seats:	40 seats plus a pop-up summer patio with 28 seats
Lease Information:	
Rate per sq. ft.	\$39 per sq. ft.
C.A.M.	\$12 per sq. ft.
Lease Term:	Goes to July 2023
Option periods:	One 5-year option
Deposit held by Lessor:	1 month
Financing:	Treat as clear title.
Sales: Gross sales:	2019 \$1.9 - \$2.1 for two sister restaurants. Due to Covid, sales are down approximately 40%. So, since Covid, approx. \$700,000 for each business.
Number of parking stalls:	No dedicated parking
Style of cuisine:	Small plates; shareables; cheese & charcuterie; vegetarian
Customer Demographics:	Locals; tourists; shoppers
Type of service:	X Table Drive through Counter
Hours of operation:	4 pm – 11 pm (currently) usually noon – 1 am
Number of employees:	20 – split between 2 businesses
General comments:	This is well-equipped restaurant which shows very well. In an excellent location! The restaurant also has additional seating in the summer months serving drinks, which has sales of approximately \$100,000 over the summer. It also has a seasonal pop-up patio. This restaurant is one of two sister businesses A great opportunity to have diverse options of hospitality choices!

ASKING PRICE: PRICE REDUCED TO \$99,500

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