

SALIENT DATA

Name of Facility	#1090 Profitable Restaurant in Cochrane
Size in sq. ft.	1,100 sq.ft.
No. of Seats:	32 inside and 32 outside
What year was building built:	Approximately 1980
<u>Lease Information:</u>	
Rate per sq. ft.	\$2,895 per month, plus GST Commencing March 1, 2022 – Feb. 28, 2015 it's \$3,195 per month plus GST
C.A.M.	Included in above monthly amount
Lease Term:	Expires Feb. 28, 2025 Option periods: One 5-year
Deposit held by Lessor:	Zero
<u>Financing:</u>	Treat as clear title.
<u>Sales:</u> Gross sales:	2020 - \$187,708 2021 - \$249,969
Number of parking stalls:	10
Style of cuisine:	East Indian
Customer Demographics:	Heavily patronized by locals on a regular basis
Type of service:	Take-out and delivery only, by Vendor's choice
Hours of operation:	4 pm – 9 pm
Number of employees:	2 owners and part-time, if required.
General comments:	This is a very successful East Indian restaurant serving food on a take-out and delivery basis only. A new owner could have dine-in and patio seating if desired. Photos are available. Very well-equipped with full kitchen and basement storage. Great Landlord and rent!
ASKING PRICE:	NOW REDUCED TO \$119,500

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