

SALIENT DATA

Name of Facility # 1089 – 17th Avenue SW Restaurant
Size in sq. ft. 2,030 sq. ft.
No. of Seats: 60 inside and 40 outside

Lease Information:

Lease: Base rent \$7,094.50; Op costs \$1,021.95; Property Taxes \$1,935.22
Total monthly rent \$10,051.67
C.A.M. \$12
Lease Term: Month-to-month
Deposit held by Lessor: To be verified

Financing: Treat as clear title.

Sales: Gross sales: \$30,000 - \$35,000 per month

Number of parking stalls: 1 stall in back after 5:30 pm

Style of cuisine: Tapas and paella are featured

Customer Demographics: Locals from apartments and condos; shoppers in area
Draws from a large crowd of regulars.

Type of service: Table Drive through Counter

Hours of operation: Monday closed; Tuesday – Thursday 4:30 – 10 pm
Saturday noon to midnight; Sunday noon to 9 pm

Number of employees: 8 part-time

General comments: This is a well-exposed facility on high-energy 17th Avenue SW. It comes with full kitchen with canopy, male & female washrooms and a well-equipped bar. Concept could be easily changed to a new owner's choice.

ASKING PRICE: \$119,000