

## **SALIENT DATA**

**Name of Facility** # 1111 Indian Cuisine Restaurant

**Size in sq. ft.** 1,100 sq.ft.

**No. of Seats:** 32 inside and 32 outside

**What year was building built:** Approximately 1980

**Lease Information:**

**Rate per sq. ft.** March 1, 2022 – Feb. 28, 2025 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

**Financing:** Treat as clear title.

**Sales:**      **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 free-standing converted house serving East Indian 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:**      **\$119,500**

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