

SALIENT DATA

Name of Facility # 1112 Restaurant for Sale

Size in sq. ft. 6,200 sq. ft.

No. of Seats: 150 inside plus 35 on patio

Lease Information:

Rate per sq. ft. \$19,000 per month for rent and CAM

C.A.M. \$4,000 per month (included in above amount)

Lease Term: 10 months left **Option periods:** To be confirmed

Deposit held by Lessor: \$27,000

Financing: Treat as clear title.

Sales: **Gross sales:** Pre-covid sales were \$2.2M - \$3.1M

Number of parking stalls: 5 dedicated plus on-street and paid parking lot

Style of cuisine: Western menu; steaks; salads; burgers; fish

Customer Demographics: Downtown core; residents in condos & apartments

Type of service: Table Drive through Counter

Hours of operation: 11 am – 10 pm Tuesday to Saturday

Number of employees: 35 with 75% part-time and 25% full-time

General comments: **This is a gorgeous, fully-equipped restaurant with a super ambiance. It boasts an open-concept kitchen from the dining room. There's access to a private dining space for small groups. There's also office space and storage on another floor. Small, intimate patio. Has male and female washroom. The concept can be changed. This type of very desirable restaurant doesn't come along very often!**

ASKING PRICE: **\$549,000**

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