

## **SALIENT DATA**

**Name of Facility** # 1115 Restaurant on 17<sup>th</sup> Avenue SW

**Size in sq. ft.** 1,521 sq. ft.

**No. of Seats:** 35

**Lease Information:**

**Rate per month:** \$5,577

**C.A.M.** \$1,446

**Lease Term:** 10 years with 3 years left

**Option periods:** To be verified

**Deposit held by Lessor:** \$15,664

**Financing:** Treat as clear title.

**Sales:** Gross sales: \$600,000 last year

**Number of parking stalls:** 1 dedicated plus on-street parking

**Style of cuisine:** Mediterranean

**Customer Demographics:** Locals in area; after bar crowd

**Type of service:** \_\_\_\_\_ Table \_\_\_\_\_ Drive through  Counter

**Hours of operation:** Weekdays noon – midnight; weekends 12 – 3 am

**Number of employees:** 1 full-time and 3 – 4 part-time

**General comments:** Extremely well-located restaurant on 17<sup>th</sup> Avenue SW. It has a great interior lay-out and the premises are very clean. Concept can be changed to any a new owner wishes. Comes with full kitchen with canopy and walk-in fridge and freezer. Male and female washrooms are close by but shared with another business. They are maintained by others which is a big plus! First time offered on the market!

**ASKING PRICE:** \$219,000

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