

## SALIENT DATA

<b>Name of Facility</b>	<b># 1119 Successful Pizza Franchise</b>
<b>Size in sq. ft.</b>	<b>6,100 sq. ft.</b>
<b>No. of Seats:</b>	<b>250 including 100 in restaurant and 100 in lounge plus 50 on patio</b>
<b>What year was building built:</b>	<b>1990</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>\$14,000 per month base</b>
<b>Monthly</b>	<b>Monthly gross rent \$23,099 for rent, CAM and GST</b>
<b>Lease Term:</b>	<b>Goes until April 30, 2028 Option periods: To be verified</b>
<b>Deposit held by Lessor:</b>	<b>Zero</b>
<b><u>Financing:</u></b>	
	<b>Treat as clear title.</b>
<b><u>Sales:</u></b>	<b>Gross sales: \$160,000 per month</b>
<b>Number of parking stalls:</b>	<b>Lots of parking</b>
<b>Style of cuisine:</b>	<b>Pizza, pasta – full B.P. menu</b>
<b>Customer Demographics:</b>	<b>Business people; shoppers; residents of nearby communities</b>
<b>Type of service:</b>	<b><input checked="" type="checkbox"/> Table    <input type="checkbox"/> Drive through    <input type="checkbox"/> Counter</b>
<b>Hours of operation:</b>	<b>11 am – 9 pm; 7 days a week</b>
<b>Number of employees:</b>	<b>15 with 10 full-time and 5 part-time</b>
<b>General comments:</b>	<b>This is a well-located, very successful pizza franchise. There's lots of parking in the shopping center which is in the middle of very busy traffic arteries. It has recently been TOTALLY renovated and shows beautifully. Sales have increased appreciably since Covid. One of the most desirable franchises to be had. Don't miss it!</b>
<b>ASKING PRICE:</b>	<b>\$799,000</b>

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