

SALIENT DATA

Name of Facility # 1121 Dollar Store

Size in sq. ft. 1,500 +/- including hallway

Lease Information:

Rate per sq. ft. \$7,845 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: May 31, 2024 **Option periods:** One 5-year option

Deposit held by Lessor: 1 month

Financing: Treat as clear title.

Sales: **Gross sales:** \$450,000 - \$500,000 for the current year

Number of parking stalls: 1 plus on-street

Customer Demographics: Locals, students, shoppers in area, tourists

Type of service: Table Drive through Counter

Hours of operation: Monday – Friday 9:30 am – 8 pm
Saturday 9:30 am – 6 pm
Sunday 10:30 am – 6 pm

Number of employees: 1 owner plus 2 part-time

General comments: Long established, this is a well laid-out and very clean dollar store in a busy area. Frequented by locals, tourists in area and students. Inventory must be purchased “at cost” at the time of closing, in addition to the purchase price of the store. Great opportunity for owner/operator with some part-time help.

ASKING PRICE: \$95,000

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