

SALIENT DATA

Name of Facility # 1122 Restaurant in Trendy Area

Size in sq. ft. 4,200 sq. ft. (to be verified)

No. of Seats: Licensed for 107 but actual 80+

Lease Information:

Rate per sq. ft. \$7,000 base rent per month

C.A.M. \$7,000 per month for taxes and utilities

Lease Term: New Lease – August 2022

Option periods: One 5-year option

Deposit held by Lessor: 1 month

Financing: Treat as clear title.

Sales: Gross sales: \$750,000 per year (was \$1M+ prior to Covid)

Number of parking stalls: Lot on east side of building; plus, on-street

Style of cuisine: Pizza, pasta, appetizers

Customer Demographics: Locals; business people; downtown young folks)

Type of service: _____ Table _____ Drive through _____ Counter

Hours of operation: Closed on Monday
Tuesday – Friday 11:30 am – 2 pm then 5 – 9 pm for dinner
Friday & Saturday open until 10 pm; Sunday 5 pm – 9 pm

Number of employees: 4 full-time and 8 part-time

General comments: Long established restaurant which is very well equipped and upgraded throughout. Located in the heart of a neighborhood which is a destination for hospitality businesses. It has a wood-burning pizza oven which could easily be converted to gas if a new owner wished. The concept could be changed. Restaurant owner would have the first right-of-refusal to buy the building if it becomes available.

ASKING PRICE: \$139,000

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