

## 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:**      **REDUCED TO \$49,900**

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