

## **SALIENT DATA**

<b>Name of Facility</b>	<b># 1128 Indian Cuisine Restaurant</b>
<b>Size in sq. ft.</b>	<b>1,100 sq.ft.</b>
<b>No. of Seats:</b>	<b>32 inside and 32 outside</b>
<b>What year was building built:</b>	<b>Approximately 1980</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>March 1, 2022 – Feb. 28, 2025 it's \$3,195 per month plus GST</b>
<b>C.A.M.</b>	<b>Included in above monthly amount</b>
<b>Lease Term:</b>	<b>Expires Feb. 28, 2025      Option periods: One 5-year</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:</b>
	<b>2020 - \$187,708</b>
	<b>2021 - \$249,969</b>
	<b>2022 - \$257,000</b>
<b>Number of parking stalls:</b>	<b>10</b>
<b>Style of cuisine:</b>	<b>East Indian</b>
<b>Customer Demographics:</b>	<b>Heavily patronized by locals on a regular basis</b>
<b>Type of service:</b>	<b>Take-out and delivery only, by Vendor's choice</b>
<b>Hours of operation:</b>	<b>4 pm – 9 pm</b>
<b>Number of employees:</b>	<b>2 owners and part-time, if required.</b>
<b>General comments:</b>	<b>This is a free-standing converted house serving East Indian food on a take-out and delivery basis only. A new owner could have dine-in and patio seating if desired. Photos are available. Very well-equipped with full kitchen and basement storage. Great Landlord and rent!</b>
<b>ASKING PRICE:</b>	<b>\$119,000</b>

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell Capital Realty (403-253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell Capital Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.