

## **SALIENT DATA**

**Name of Facility** # 1123 Beltline Restaurant

**Size in sq. ft.** 1,592 sq. ft. plus 401 sq. ft. upstairs

**No. of Seats:** 42

**What year was building built:** 1910 (to be verified)

**Lease Information:**

**Rate per sq. ft.** \$34 - \$36 per sq. ft. – paid on main floor only

**C.A.M.** \$21.53 per sq. ft.

**Lease Term:** Goes to July 2024                      **Option periods:** One 5-year option

**Deposit held by Lessor:** 1 month

**Financing:** Treat as clear title.

**Sales:**            **Gross sales:** \$40,000 per month

**Number of parking stalls:** 1 spot at \$50 per month

**Style of cuisine:** Vegetarian; plant based foods

**Customer Demographics:** People who live and work in the Beltline in surrounding apartments and condos

**Type of service:**                       **X** Table     Drive through     Counter

**Hours of operation:** 5:30 – 9 pm Sunday through Thursday  
5:30 – 10 pm on Friday & Saturday; closed on Mondays

**Number of employees:** 10 with 5 full-time and 5 part-time

**General comments:** Well-located vegetarian restaurant in the heart of the Beltline. Comes with full kitchen. Storage and office space upstairs. Two large washrooms. Space has been recently renovated. It's surrounded by apartments and condos!

**ASKING PRICE:**                      **PRICE REDUCED TO \$49,900**

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