

## SALIENT DATA

Name of Facility 1094 – Grocery & Organic Market

Size in sq. ft. 2,753 sq. ft.

What year was building built: 1965

### Lease Information:

Rate per month: \$14,058 for rent, CAM and GST included

Lease Term: Jan. 2022 – Dec. 2031 with escalating rate each 2 years

Option period: One 5-year option

Deposit held by Lessor: \$983.87

Financing: Treat as clear title.

Sales: Gross sales: \$4.6M sales for both market and bakery

Number of parking stalls: 2 plus 3 shared and on-street

Retail offerings: Predominantly organic and natural products featuring fresh produce, meat, dairy, artisan breads and other baked goods and deli items.

Customer Demographics: Many loyal and regular customers from surrounding condos and apartments in the neighborhood. Lots of walk-by traffic from 10<sup>th</sup> Street in Kensington.

Type of service: \_\_\_\_\_ Table \_\_\_\_\_ Drive through \_\_\_X\_\_\_ Counter  
Curbside pick-up service available Monday and Friday's.

Hours of operation: 9 am – 7 pm seven days a week. Closes at 6 pm on holidays.

Number of employees: 18 mixed full and part-time plus 2 owners

General comments: This is a well-established market in an intimate neighbourhood in the heart of Kensington. They provide delicious, local and organic foods and have an active program of meeting local farmers who supply a variety of products. The market is paired with a bakery which provides fresh baked goods such as pastries, breads and deli items in the same space. Both the market and the bakery, although under separate ownership, are for sale included in the asking price. The inventory in the market is being offered at a discounted price of 50% of cost!

**ASKING PRICE: PRICE REDUCED TO \$649,000 for both businesses**

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.