

## SALIENT DATA

**Name of Facility** # 1130 Café in Excellent Location

**Size in sq. ft.** 3,473 sq. ft.

**No. of Seats:** 180

**What year was building built:** 2018

### **Lease Information:**

**Rate per sq. ft.** \$19,549 per month for rent, CAM and GST

**C.A.M.** Included in the above monthly amount

**Lease Term:** 5 years left      **Option periods:** Two 5-year options

**Deposit held by Lessor:** 2 months

**Property Taxes & Year:** Included in CAM

**Financing:** Treat as clear title.

**Sales:**      **Gross sales:** Pre-covid \$95,000 per month;  
since Covid \$30,000 - \$35,000 per month

**Number of parking stalls:** 1 in the rear

**Style of cuisine:** Café with beverages and French inspired baked goods. Uses locally grown organic produce. Specializing in breakfast and lunch.

**Customer Demographics:** Locals and visitors to area; students; walk-by traffic

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

**Hours of operation:** 8 am – 7 pm; seven days a week

**Number of employees:** 5

**General comments:** This is a very well-located cafe in the heart of a popular and trendy area. The premises feature an open plan with unique, upscale décor. The concept can be kept “as is” or changed as a new owner wishes.

**ASKING PRICE:** \$449,000

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