

SALIENT DATA

Name of Facility # 1123 Beltline Restaurant

Size in sq. ft. 1,195 sq. ft. on main 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. – paid on total square footage

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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