

SALIENT DATA

Name of Facility	1136 – Gorgeous Italian Restaurant
Size in sq. ft.	1,700 sq. ft. upstairs; 700 sq. ft. downstairs
No. of Seats:	60
What year was building built:	1983
<u>Lease Information:</u>	
Rate per sq. ft.	Base rent \$25 per sq. ft. or \$5,500 per month for rent, CAM & GST
C.A.M.	Included in above monthly amount
Lease Term:	2 years left Option periods: One 5-year option
Deposit held by Lessor:	Nil
<u>Financing:</u>	Treat as clear title.
<u>Sales:</u> Gross sales:	\$50,000 - \$60,000 per month; December \$90,000
Number of parking stalls:	Zero dedicated but parking in shopping centre lot and on-street
Style of cuisine:	Italian
Customer Demographics:	Long-standing regular clients; mid to upper class; white table-cloth dining
Type of service:	___X___ Table ___ Drive through ___ Counter
Hours of operation:	Closed on Mondays; Tuesday to Friday 11 am – 2 pm for lunch; Dinner served 5 pm – 9 pm.
Number of employees:	2 owners and 4 others
General comments:	Immaculate 60 seat restaurant in amazing location. Famous highly-visible corner-parcel in busy strip centre. Excellent renovations made over the years. High ceilings in the dining room continue into the kitchen, with access to restrooms and backdoor delivery. Downstairs offers 700 sq ft of storage, refrigeration, office, and prep area, included with rent. Wonderful potential for all cuisine concepts.
ASKING PRICE:	\$349,000

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