

SALIENT DATA

Name of Facility 1137 Restaurant & Lounge with VLTs

Size in sq. ft. 3,926 sq. ft.

No. of Seats: 100 in front of house; 40 in lounge; plus 20 on patio

Lease Information:

Rate per sq. ft. \$25 per sq. ft. or \$13,000+/- for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: Goes to August 2023 Option periods: One 5-year option

Deposit held by Lessor: \$9,261

Financing: Treat as clear title.

Sales: **Gross sales:** \$850,000 per year

Number of parking stalls: Lots of parking; 40 – 50 stalls

Style of cuisine: Italian

Customer Demographics: Locals in area; business people; tourists

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

Hours of operation: 11:30 am – 11 pm Tuesday to Friday
4:30 pm – 11 pm on weekends; closed on Mondays

Number of employees: 7 with 4 full-time and 3 part-time

General comments: **This is a full-service restaurant with a great reputation. It has been established for many years and has many loyal customers! They feature hand-made pasta and sauces. The concept could be changed to any a new owner wishes. Great additional parking in rear of building. Lounge has 6 VLTs. Note: Name not included**

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

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