

SALIENT DATA

Name of Facility # 1135 Diner in Trendy Area

Size in sq. ft. 4,400 sq. ft. up and 4,400 sq. ft. downstairs

No. of Seats: 98 (licensed for 150) and 26 on patio

Lease Information:

Rate per sq. ft. Base rent \$30 per sq. ft. or \$15,500 for rent, CAM and GST
Lower level space is rent free.

C.A.M. \$4,000 per month and included in the \$15,500 above

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

Deposit held by Lessor: 2 months (first and last months)

Property Taxes & Year: Included in CAM

Financing: Treat as clear title.

Sales: Gross sales: Average \$50,000 per month; \$60,000 in April 2023

Number of parking stalls: 2 dedicated; plus on-street parking

Style of cuisine: Diner cuisine serving 3 meals a day; everything made in-house

Customer Demographics: Locals; all ages; visitors to Inglewood

Type of service: Table Drive through Counter

Hours of operation: Tuesday to Thursday 10 am – 8 pm; Friday 10 am – late
Saturday 9 am – late; Sunday 9 am – 3 pm; Closed Monday

Number of employees: 8 in front of house; 9 in kitchen; 3 full-time and the rest part-time

General comments: This popular diner has a great following of regular clients!
Everything is made in-house and from scratch. Has a great kitchen which is fully equipped. The downstairs space is rent-free and used for prep, storage and office. The structure would support construction of a roof-top patio if a new owner desired. The Landlord is willing to contribute to this project. Diners of this calibre don't come along very often! Could be converted to any other concept.

ASKING PRICE: NOW ONLY \$99,000

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