

SALIENT DATA

Name of Facility # 1148 Bakery & Cafe

Size in sq. ft. 580

No. of Seats: Lots of seating

What year was building built: 1930 (to be verified)

Lease Information:

Rate per month: \$3,334.87 per month

Base rent \$1,203.98; CAM \$1,452.11; Utilities \$210; Adv. \$148.78
Power recovery \$30; Storage \$136.60; GST \$158.60

Lease Term: Goes to September 30, 2025 Option periods: TBV

Deposit held by Lessor: \$1,494.91

Property Taxes & Year: Included in CAM

Financing: Treat as clear title.

Sales: Gross sales: \$320,000 this past year

Number of parking stalls: Lots of parking; none dedicated

Style of cuisine: Bakery items such as artisan bread, buns, cakes and sandwiches

Customer Demographics: Locals; families; dedicated followers

Type of service: _____ Table _____ Drive through ____ X__ Counter

Hours of operation: 9 am – 5 pm on limited days

Number of employees: 3 plus owners

General comments: This is a very profitable and popular bakery. Lots of regular customers. Been established in this location for over 3 years. Make over \$100,000 a year pre-tax, with limited work days.

ASKING PRICE: \$449,000 for a share sale

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