

## **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:** PRICE REDUCED TO \$379,000 for a share sale

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