## **SALIENT DATA**

Name of Facility	#1150 Breakfast & Lunch Restaurant
Size in sq. ft.	2,900+/-
No. of Seats:	100 seats; space for a patio for 15 - 20
What year was building built:	2020
<b>Lease Information:</b>	
Rate per sq. ft.	\$38 or \$9,183 per month base \$14,000+/- for rent, CAM and GST
C.A.M.	Included in the \$14,000 monthly amount
Lease Term:	10-year Lease Option periods: Two 5-year options
Deposit held by Lessor:	To be confirmed
Financing:	Treat as clear title.
Sales: Gross sales:	\$1,094,637.99 to year end October 31, 2023
Number of parking stalls:	Indoor parking available in building parkade; plus on-street
Style of cuisine:	Breakfast and lunch menu
<b>Customer Demographics:</b>	Locals from surrounding residential and industrial back-drop
Type of service:	X Table Drive through Counter
Hours of operation:	6 am – 3 pm; 6 days a week; Sundays 7 am – 3 pm
Number of employees:	21 with 55% full time and 45% part time
General comments:	The price has just been reduced on this franchise breakfast and lunch restaurant with very good street credibility. Brand new store on a major traffic artery. Strong residential, commercial and industrial demographics to draw on. An opportunity like this doesn't come along very often at 2/3 of the price of construction.
ASKING PRICE:	\$649,000

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