

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

Lease Information:

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
Customer Demographics: Locals from surrounding residential and industrial back-drop
Type of service: 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