

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: ___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: PRICE REDUCED TO \$614,900

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