

## **SALIENT DATA**

<b>Name of Facility</b>	<b>1152 – Restaurant with great potential!</b>
<b>Size in sq. ft.</b>	<b>3,238 sq. ft.</b>
<b>No. of Seats:</b>	<b>108 (capacity 134) plus 40 – 50 on patio</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>Monthly rent is \$13,200 which includes rent, CAM and GST</b>
<b>C.A.M.</b>	<b>Included in above monthly total</b>
<b>Lease Term:</b>	<b>1 year left</b>
<b>Option periods:</b>	<b>One 5-year options</b>
<b>Deposit held by Lessor:</b>	<b>3 months</b>
<b><u>Financing:</u></b>	<b>Treat as clear title</b>
<b><u>Sales:</u>        Gross sales:</b>	<b>\$25,000 per month or \$300,000 per year</b>
<b>Number of parking stalls:</b>	<b>Lots of parking</b>
<b>Style of cuisine:</b>	<b>Casual dining; western food</b>
<b>Customer Demographics:</b>	<b>Middle to upper income residents in surrounding neighborhoods</b>
<b>Type of service:</b>	<b><input checked="" type="checkbox"/> Table    <input type="checkbox"/> Drive through    <input type="checkbox"/> Counter</b>
<b>Hours of operation:</b>	<b>11:30 am – 9:30 pm; 7 days a week</b>
<b>Number of employees:</b>	<b>4 including owner</b>
<b>General comments:</b>	<b>This is a well-established restaurant supported by two upscale, high-income communities with no competition. They have many loyal clients who have been coming for years. Many new condos built in the area. It's a great opportunity to convert to a neighborhood pub or build a restaurant concept of your choice. The restaurant is well-equipped with a great kitchen! Owner retiring and listed at a very fair price!</b>
<b>ASKING PRICE:</b>	<b>PRICE REDUCED TO \$299,000</b>

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell South Star Realty (253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell South Star Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.