

SALIENT DATA

Name of Facility	# 1154 – Restaurant/Cocktail Bar
Size in sq. ft.	1,850 sq. ft.
No. of Seats:	70 seats with additional 30 available in summer season
What year was building built:	1950
<u>Lease Information:</u>	
Rate per sq. ft.	\$12,500 per month for rent, CAM and GST
C.A.M.	Included in above monthly amount
Lease Term:	5 years Option periods: One 5-year option
Deposit held by Lessor:	\$18,000
Property Taxes & Year:	Included in the CAM amount
<u>Financing:</u>	
Treat as clear title.	
<u>Sales:</u>	Gross sales: \$1M
Number of parking stalls:	Parking for a fee but mainly walk-by traffic
Style of cuisine:	Elevated comfort food and cocktails
Customer Demographics:	25 – 35 year olds; ideal for date-nights
Type of service:	<input checked="" type="checkbox"/> Table <input type="checkbox"/> Drive through <input type="checkbox"/> Counter
Hours of operation:	4 pm – late; 7 days a week
Number of employees:	13 with 4 full-time the rest part-time
General comments:	This restaurant is in the best part of the block along a great “restaurant row” ! It’s an iconic facility with a great following. The concept can be kept as is or tweaked if a new owner wishes. The restaurant has been voted in the Top 100 in Canada for 3 years in a row. There have been magazine publications and TV spot exposures over the years! Great opportunity to take the reigns of an already very successful venture!
ASKING PRICE:	PRICE REDUCED TO \$479,000

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