

## **SALIENT DATA**

**Name of Facility** # 1159 Franchise Restaurant

**Size in sq. ft.** 2,800 (TBV)

**No. of Seats:** 120

**What year was building built:** 3 years ago (Feb. 2021)

**Lease Information:**

**Rate per sq. ft.** \$14,000 for rent, CAM and GST

**C.A.M.** Included in above monthly amount

**Lease Term:** 10 year lease with 7 left    **Option periods:** Two 5-year options

**Deposit held by Lessor:** To be verified

**Property Taxes:** Included in the CAM

**Financing:** Treat as clear title.

**Sales:**        **Gross sales:** \$1.8M in 2023

**Number of parking stalls:** Lots of parking in 3-hour stalls (give licence plate # to restaurant)

**Style of cuisine:** Full franchise menu

**Customer Demographics:** University students; locals; older established residents

**Type of service:**             Table     Drive through     Counter

**Hours of operation:**            6 am – 3 pm Monday to Saturday; 7 am – 3 pm

**Number of employees:**            Sundays 21 with 13 full-time and 8 part-time

**General comments:**            **This franchise restaurant is very profitable. The store is immaculate. Located very close to the U of C and surrounded by many multi-family buildings. Sales have increased substantially year over year since the restaurant opened. It's a great opportunity to buy a business which boasts over \$300,000 to the bottom line, after owner's salary.**

**ASKING PRICE:**                    **\$1,195,000**

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