

## SALIENT DATA

**Name of Facility** # 1160 - Quick Service Restaurant with High Density Surround  
**Size in sq. ft.** 1355 sq. ft.  
**No. of Seats:** 26 inside and 12 on patio  
**What year was building built:** 2022

### Lease Information:

**Rate per sq. ft.** Base rent \$50 per sq. ft.  
**C.A.M.** CAM \$29 per sq. ft.  
**Total monthly rent:** \$9,366 for base rent, CAM and GST  
**Lease Term:** 8 years left      Option periods: Two 5-year options  
**Deposit held by Lessor:** 2 months

### Financing:

Treat as clear title.

**Sales:**      **Gross sales:** \$26,000 - \$28,000 average per month

**Style of cuisine:** Quick-service breakfast & lunch

**Customer Demographics:** Locals; apartment & condo dwellers; students

**Type of service:**       Drive through     Counter

**Hours of operation:** Sunday – Wednesday 8:30 am – 3 pm  
Thursday – Saturday 8:30 am – 7 pm

**Number of employees:** 5 including 1 partner/owner plus 4 part-time

**General comments:** This immaculate, well-located restaurant, adjacent to 17<sup>th</sup> Ave. SW, features breakfast and lunch with 3 meals a day on weekends. Mainly take out although there is seating for 26 plus 12 on patio. The concept can be changed to whatever a new owner wishes. Only 2 years old and the equipment is top cabin. It's surrounded by apartments and condos and a large high school. Ideal for any franchise or independent who wants a Quick Service restaurant. Lots of take-out deliveries. Bring your ideas to this fabulous space!

**ASKING PRICE:**      **\$299,000**

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