

## SALIENT DATA

**Name of Facility** # 1169 Heart of Kensington!  
**Size in sq. ft.** 2,380 sq. ft.  
**No. of Seats:** 40 plus 8 seats at the bar; 50 on seasonal patio

### Lease Information:

**Rate per sq. ft.** \$11,500 per month for rent, CAM and GST  
\$650 per month for seasonal patio  
**C.A.M.** Included in above monthly amount  
**Lease Term:** 20 months left                      **Option periods:** One 5-year option  
**Deposit held by Lessor:** 1 month - \$11,000

**Financing:** Treat as clear title.

**Sales:**            **Gross sales:** \$65,000 - \$70,000 per month

**Number of parking stalls:** 1 paid at \$200 per month

**Style of cuisine:** European food featuring French and Italian

**Customer Demographics:** Locals: 30 – 50 year age group; business people

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

**Hours of operation:** Closed on Sunday and Monday  
Weekdays 4 pm – 9 pm; Friday & Saturday 4 pm – 11 pm

**Number of employees:** 6 with 1 full-time and 5 part-time

**General comments:**                      **This is a unique, fully-equipped restaurant in the heart of Kensington. It's been totally renovated and shows beautifully with glass on three sides! Offers casual fine-dining. The concept can be kept or changed to anything a new owner wishes. Comes with a seasonal patio and it's very profitable in the summer months!**

**ASKING PRICE:**                              **PRICE REDUCED TO \$329,000**

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