

SALIENT DATA

Name of Facility # 1170 One-of-a-Kind Specialty Restaurant

Size in sq. ft. 371 sq. ft.

No. of Seats: 22 plus 6 on patio

What year was building built: 1940 (to be confirmed)

Lease Information:

Rate per sq. ft. \$1,392 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 4 years left **Option periods:** To be confirmed

Deposit held by Lessor: 1 month

Property Taxes & Year: Included in monthly CAM costs

Financing: Treat as clear title.

Sales: **Gross sales:** \$20,000 per month or \$240,000 per year

Number of parking stalls: None dedicated; on-street parking

Style of cuisine: Any cuisine a new owner wishes

Customer Demographics: Customers come from all over the City

Type of service: Table Drive through Counter

Hours of operation: Thursday, Friday & Saturday 5 pm - close
New owner can choose the hours they wish.

Number of employees: 2 (a chef and a server)

General comments: This is a one-of-a-kind concept restaurant. They have a regular, loyal following. Bring your own concept and ideas to this unique space! Amazing monthly rent!!

ASKING PRICE: \$139,000