

SALIENT DATA

Name of Facility # 1176 Pizza/Italian Restaurant

Size in sq. ft. 3,568 sq. ft. on 2 levels

No. of Seats: 104 (28 down and 76 up)

Lease Information:

Rate per sq. ft. \$14,600 per month for rent, CAM and GST for both levels

C.A.M. Included in above monthly amount

Lease Term: 5 more years **Option periods:** One 5-year option

Deposit held by Lessor: No

Property Taxes & Year: \$2.39 per sq. ft. up and down

Financing: Treat as clear title.

Sales: **Gross sales:** 2023 - \$814,000
2024 - \$700,00
2025 - \$650,000 (est.)

Number of parking stalls: None dedicated; on-street and parking garage next door

Style of cuisine: Pizza and full franchise menu

Customer Demographics: Locals from surrounding apartments and businesses

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

Hours of operation: Noon – 10 pm; 7 days a week

Number of employees: 12 with 2 fulltime and 10 parttime

General comments: **This is a popular pizza/Italian franchise. However, this location does not have to stay as a franchise so bring your ideas! Located on a very busy corner on a hospitality street! Great street appeal.**

ASKING PRICE: **PRICE REDUCED TO \$199,000**

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