

## SALIENT DATA

<b>Name of Facility</b>	<b># 1177 Breakfast &amp; Lunch Restaurant</b>
<b>Size in sq. ft.</b>	<b>2,900+/-</b>
<b>No. of Seats:</b>	<b>100 with room for a patio with 15 – 20 seats</b>
<b>What year was building built:</b>	<b>2020</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>\$38 or \$9,183 per month base \$14,000+/- for rent, CAM and GST</b>
<b>C.A.M.</b>	<b>Included in the \$14,000 monthly amount</b>
<b>Lease Term:</b>	<b>10-year Lease      Option periods: Two 5-year options</b>
<b>Deposit held by Lessor:</b>	<b>To be confirmed</b>
<b><u>Financing:</u></b> <b>Treat as clear title.</b>	
<b><u>Sales:</u></b> <b>Gross sales:</b>	<b>\$1,094,637.99 to year end October 31, 2023; 2024 sales to be verified</b>
<b>Number of parking stalls:</b>	<b>Indoor parking is available in building parkade, plus on-street</b>
<b>Style of cuisine:</b>	<b>Breakfast and lunch menu</b>
<b>Customer Demographics:</b>	<b>Locals from surrounding residential and industrial back-drop</b>
<b>Type of service:</b>	<b><input checked="" type="checkbox"/> Table    <input type="checkbox"/> Drive through    <input type="checkbox"/> Counter</b>
<b>Hours of operation:</b>	<b>6 am – 3 pm; 6 days a week; Sundays 7 am – 3 pm</b>
<b>Number of employees:</b>	<b>21 with 55% full time and 45% part time</b>
<b>General comments:</b>	<b>This breakfast &amp; lunch location is well-located on the “going into town” side of a major artery. Popular franchise menu with lots of healthy options for breakfast and lunch. The store is only 2 years old and built at a cost of over \$900,000 – shows beautifully!</b>
<b>ASKING PRICE:</b>	<b>\$614,900</b>

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