

SALIENT DATA

Name of Facility	# 1177 Breakfast & Lunch Restaurant
Size in sq. ft.	2,900+/-
No. of Seats:	100 with room for a patio with 15 – 20 seats
What year was building built:	2020
<u>Lease Information:</u>	
Rate per sq. ft.	\$38 or \$9,183 per month base \$14,000+/- for rent, CAM and GST
C.A.M.	Included in the \$14,000 monthly amount
Lease Term:	10-year Lease Option periods: Two 5-year options
Deposit held by Lessor:	To be confirmed
<u>Financing:</u> Treat as clear title.	
<u>Sales:</u> Gross sales:	\$1,094,637.99 to year end October 31, 2023; \$995,255 for the year ending October 31, 2024
Number of parking stalls:	Indoor parking is available in building parkade, plus on-street
Style of cuisine:	Breakfast and lunch menu
Customer Demographics:	Locals from surrounding residential and industrial back-drop
Type of service:	<input checked="" type="checkbox"/> Table <input type="checkbox"/> Drive through <input type="checkbox"/> Counter
Hours of operation:	6 am – 3 pm; 6 days a week; Sundays 7 am – 3 pm
Number of employees:	21 with 55% full time and 45% part time
General comments:	This breakfast & 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!
ASKING PRICE:	\$499,000

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