

## 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

### Lease Information:

**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

**Financing:** Treat as clear title.

**Sales:**      **Gross sales:** \$1,094,637.99 to year end October 31, 2023;  
2024 sales to be verified

**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:** \_\_X\_\_ Table      \_\_\_\_\_ Drive through      \_\_\_\_ 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 restaurant is well-located on the “going into town” side of a busy traffic 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:**      **PRICE REDUCED TO \$565,000**

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