

SALIENT DATA

Name of Facility # 1190 – Popular Indian Restaurant

Size in sq. ft. 3.600 sq/ ft/

No. of Seats: 140

What year was building built: 1985

Lease Information:

Rate per sq. ft. \$10,500 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: Goes to 2027 Option periods: One 5-year option

Deposit held by Lessor: 2 months (to be verified)

Property Taxes & Year: 2024 - \$2,800 per month

Financing: Treat as clear title.

Sales: Gross sales: \$600,000 - \$700,000 per year

Number of parking stalls: Lots of dedicated parking

Style of cuisine: Indian

Customer Demographics: Locals; office workers in area

Type of service: __X__ Table _____ Drive through ____ Counter

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

Number of employees: 12 with 8 full-time and 4 part-time

General comments: This is a very centrally located restaurant with lots of dedicated parking. It is fully equipped in the kitchen with a long canopy and all necessary equipment including walk-in fridge and freezer. Elevated seating with fireplace. Free full basement for storage. The restaurant space could be converted to any end use.

ASKING PRICE: \$299,900

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