

## **SALIENT DATA**

<b>Name of Facility</b>	<b># 1196 Beautiful Downtown Restaurant</b>
<b>Size in sq. ft.</b>	<b>6,174 sq. ft.</b>
<b>No. of Seats:</b>	<b>200 (to be verified)</b>
<b>What year was building built:</b>	<b>1912</b>
<b><u>Lease Information:</u></b>	
<b>Rate per month:</b>	<b>\$13,964 per month INCLUDES rent, CAM, GST and utilities</b>
<b>C.A.M.</b>	<b>Included in above monthky amount</b>
<b>Lease Term:</b>	<b>Goes to July 2028   Option periods: To be negotiated</b>
<b>Deposit held by Lessor:</b>	<b>\$16,731.71</b>
<b>Property Taxes &amp; Year:</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: \$40,000 - \$50,000 per month</b>
<b>Number of parking stalls:</b>	<b>Underground parking</b>
<b>Style of cuisine:</b>	<b>Afghan</b>
<b>Customer Demographics:</b>	<b>Downtown business people; people attending events downtown</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>Weekdays 10 am – 10 pm; Weekends 10 am - midnight</b>
<b>Number of employees:</b>	<b>6 or 7</b>
<b>General comments:</b>	<b>This is a beautiful space with state-of-the-art kitchen and décor throughout. It's immaculate! It has a lounge and a coffee shop in addition to the main dining room. Full kitchen with top-of-the-line equipment. The concept can be changed to anything a new owner wishes.</b>
<b>ASKING PRICE:</b>	<b>\$399,000</b>

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