

SALIENT DATA

Name of Facility # 1199 Downtown Chinatown

Size in sq. ft. 890 sq. ft on the main plus 670

No. of Seats: Licensed for 40; actual 24

What year was building built: Older

Lease Information:

Rate per sq. ft. \$3,800 per month including CAM & GST

C.A.M. Included in above monthly amount

UTILITIES: Split on a 60% basis for main and lower
40% for the residential upper floor (separate entrance)

Lease Term: 5 years Option periods: One 5-year option

Deposit held by Lessor: Yes

Financing: Treat as clear title.

Sales: **Gross sales:** Presently not open for business

Number of parking stalls: 3 (shared in the rear)

Style of cuisine: Coffee shop fare

Customer Demographics: Customer and business owners in Chinatown

Type of service: _____ Table ___X___ Counter

Hours of operation: Up to a new owner to set hours

Number of employees: As required

General comments:

This is a coffee shop that could be converted to any number of other business uses such as nail salon, barbershop, retail etc. Located in the heart of Chinatown with direct exposure on Centre Street. Ready for your new concept or continue with the coffee shop business. The price is for the equipment and lease, not an on-going business.

ASKING PRICE: \$29,900

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