

SALIENT DATA

Name of Facility # 1199 Downtown China Town

Size in sq. ft. 890 sq. ft

No. of Seats: Licensed for 40; actual 24

What year was building built: Older

Lease Information:

Rate per sq. ft. \$3,800 per month gross

C.A.M. Included in above monthly amount

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

Deposit held by Lessor: Yes

Property Taxes & Year:

Financing: Treat as clear title.

Sales: Gross sales: Presently not open for business

Number of parking stalls: 3

Style of cuisine: Coffee shop fare

Customer Demographics: Customer and business owners in Chinatown

Type of service: Table Drive through 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

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell Capital Realty (403-253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell Capital Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.