

SALIENT DATA

Name of Facility # 2003 Free-Standing Downtown Restaurant

Size in sq. ft. 1,650 sq. ft. plus basement

No. of Seats: 80 – 100, including patio

What year was building built: Estimated 1911

Lease Information:

Rate per month: \$8,737.63 for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 3 years left **Option periods:** one 5-year option

Deposit held by Lessor: \$8,000 +/-

Property Taxes & Year: Included in CAM

Financing: Treat as clear title.

Sales: **Gross sales:** Dec. 31, 2025 - \$1,254,000
Sales are growing exponentially in 2026

Number of parking stalls: 6 dedicated plus on-street

Style of cuisine: Fusion

Customer Demographics: Average age 25 – 45; office workers plus apts. & condos

Type of service: Table Drive through Counter

Hours of operation: 11 am – 10 pm Sunday through Thursday
11 am – midnight on Friday and Saturday

Number of employees: Owner plus 16 (majority part-time)

General comments: This is a very popular Vietnamese fusion restaurant with many regular clientele. Free-standing building with 6 dedicated parking, located in an area of high density demographics. Sales are forecast to be well over \$1.2M for 2026. Full cooking line with hood and all equipment is owned. Good opportunity to take over a very successful business.

ASKING PRICE: \$499,900

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