

SALIENT DATA

Name of Facility # 2005 Burger Restaurant

Size in sq. ft. 1,500+/- square feet

No. of Seats: 15 – 20 plus patio

What year was building built: 1960

Lease Information:

Rate per sq. ft. \$6,500 per month including base rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 10 year lease – 7 years left **Option periods:** Yes

Deposit held by Lessor: \$16,000

Property Taxes & Year: Included in CAM

Financing: Treat as clear title.

Sales: **Gross sales:** \$400,000 - \$500,000 per year (presently closed)

Number of parking stalls: First come, first served in back of the building with direct access into the restaurant

Style of cuisine: A new owner can bring in their own concept; was burgers

Customer Demographics: Locals in the area; walk-by traffic

Type of service: _____ Table _____ Drive through X Counter

Hours of operation: A new owner can set their own hours

Number of employees: 4 -5 people or as required for a new concept

General comments: This is a very well laid out and fully equipped burger facility. Can be re-branded to a new owner's choice Very well equipped with new walk-ins and HVAC. Good parking in the rear with direct access into the restaurant. Bring your concept and ideas to this clean, well-designed space on a busy thoroughfare!

ASKING PRICE: **PRICE REDUCED TO** \$149,000

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