

## 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     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:** \$199,900

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