

SALIENT DATA

Name of Facility # 2006 Immaculate QSR Restaurant

Size in sq. ft. 1355 sq. ft.

No. of Seats: 26 inside and 12 on patio

What year was building built: 2022

Lease Information:

Rate per sq. ft. Base rent \$50 per sq. ft.

C.A.M. CAM \$29 per sq. ft.

Lease Term: 7 years left **Option periods:** Two 5-year options

Deposit held by Lessor: 2 months

Financing: Treat as clear title.

Sales: **Gross sales:** Presently closed

Style of cuisine: Was a specialty hamburger restaurant, one-of-a-kind

Customer Demographics: Locals; apartment & condo dwellers; students

Type of service: Drive through Counter

Hours of operation: To be determined by a new owner

Number of employees: As required

General comments: This immaculate, well-located restaurant, adjacent to 17th Ave. SW, featured one-of-a-kind burgers. Mainly take out although there is seating for 26 plus 12 on patio. The concept can be changed to whatever a new owner wishes. Only 3 years old and the equipment is top cabin including an Ecologizer. It's surrounded by apartments and condos and a large high school. Ideal for any franchise or independent who wants a Quick Service restaurant. Lots of take-out & deliveries. Bring your ideas to this fabulous space!

ASKING PRICE: \$199,000

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