

SALIENT DATA

Name of Facility # 2008 Re-Branding Opportunity!

Size in sq. ft. 1,160 sq. ft.

No. of Seats: 15

What year was building built: 2015

Lease Information:

Rate per sq. ft. \$6,800 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 4 years left (goes to March 2030)

Option periods: One 5-year option (to be confirmed)

Deposit held by Lessor: To be confirmed

Financing: Treat as clear title.

Sales: Gross sales: \$15,000 per month

Number of parking stalls: Lots of parking in shopping Centre lot

Style of cuisine: Fried chicken (franchise menu)

Customer Demographics: Locals; take-out; Skip the Dishes; Uber Eats etc.

Type of service: _____ Table _____ Drive through ☒ Counter

Hours of operation: 11:30 am – 9 pm; 6 days a week closed on Mondays

Number of employees: 2 plus owners

General comments: This is a prime re-branding opportunity in an upscale and up and coming neighborhood in the west end. The space has tons of stainless in the kitchen and includes a 12 ft. canopy and walk-in cooler and freezer. Some exclusions for concepts due to shopping centre tenants. Great opportunity to establish your own QSR restaurant!

ASKING PRICE: PRICE REDUCED TO \$99,900

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