

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 ___X___ 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: \$159,000

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell Capital Realty (403-253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell Capital Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.