

SALIENT DATA

Name of Facility # 2011

Size in sq. ft. 1.260 sq. ft.

No. of Seats: Approx. 35 seats

What year was building built: 2018

Lease Information:

Rate per sq. ft. \$7,000 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: Goes to July 2028 **Option periods:** One 5-year option

Deposit held by Lessor: 1 month

Property Taxes & Year: Included in CAM

Financing: Treat as clear title.

Sales: **Gross sales:** \$120,000 - \$130,000 per year

Number of parking stalls: Parking in shopping center

Style of cuisine: South Indian cuisine

Customer Demographics: Local residents and shoppers

Type of service: Table Drive through Counter

Hours of operation: noon – 2 pm then 5 pm – 9 pm; 7 days a week

Number of employees: 2

General comments: **This is a clean, fully-equipped Indian restaurant with lots of parking. The concept can be re-branded to a new owner's choice (with ther Landlord's approval). Bring your ideas and energy and it's ready to go!!**

ASKING PRICE: **\$149,900**

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