

SALIENT DATA

Name of Facility # 2012 Vacant, Fully Equipped Restaurant

Size in sq. ft. 1991 sq. ft.

No. of Seats: 80 +/-

What year was building built: 2000

Lease Information:

Rate per sq. ft. \$35 per sq. ft.

C.A.M. \$18.82 per sq. ft.

Lease Term: 5 years **Option periods:** One 5-year option

Deposit held by Lessor: 2 months plus a personal guarantee

Property Taxes: Included in CAM

Financing: Treat as clear title.

Number of parking stalls: 14 stalls – first come, first served

Style of cuisine: To be determined by new owner

Customer Demographics: Residents of condos & apartments in area; Kensington shoppers

Type of service: X Table Drive through Counter

Hours of operation: A new Tenant can set their own hours.

Number of employees: As required.

General comments: **This is a fully equipped restaurant just waiting for the energy of a new owner! It's presently closed. The Landlord is willing to take a payment of \$25,000 for the kitchen equipment and décor, or \$15,000 for just the kitchen equipment. A new Tenant can decide. Surrounded by many apartments and condos for take-out or delivery service!**

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