



Location: Hwy 27/King

Unit Space: 3200 Sq Ft

Rent: App 4200\$ plus property taxes paid quarterly (app 650\$/month)

Lease: Term ending in August 2016 with a 5 year option (new lease negotiable)

Gross Sales: App 45,000\$/month++

Utilities: App 5000\$/month (Heat, Hydro, Phone, Internet, Insurance)

Food Cost: 30% (excluding alcohol that is app 15%)

Seats: 110 inside and 100 outside (Liquor License for 281)

Hours Open: Noon – Closing (2 a.m. or earlier)

Employees: 2 fulltime (owners), 1 Chef, and part-timers as required

Equipment: Detailed list available on offer

Notes: Running successfully for over 7 years. Professionally finished building with surveillance cameras, State Of The Art music system. 2 custom bars, established outdoor music venue – huge deck & patio. Over 13,000 cars pass by the restaurant on a daily basis. Situated on a 2 acre lot size (lots of parking) – huge potential to leverage with catering, take-out and private parties.

Check the website <http://arbourrestaurant.com/> for more info.

Asking Only \$219,000

Homelife/Diamonds Realty Inc.

Office: 905-789-7777

Fax: 905-789-0000

30 Intermodal Drive, #207-208, Brampton

Anand Dua, Broker

Direct: **416-953-7549**

www.realestatebydua.com

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The information contained herein, while believed to be accurate, is not warranted to be so. It is up to the individual to verify any details that are of importance to them.



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