

# BUSINESS FOR SALE

## RESTAURANT - CATERING - COMMISSARY KITCHEN

### NORTH VANCOUVER

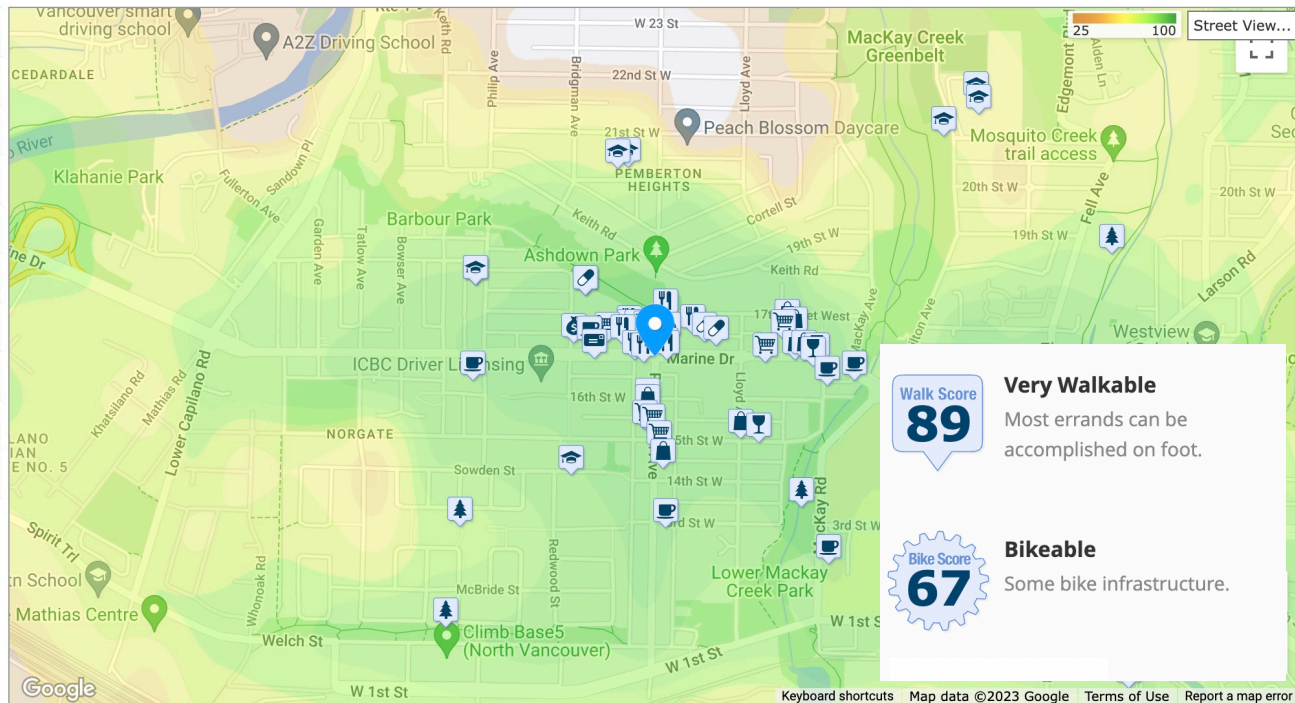


#### KEY HIGHLIGHTS

- ◆ Full Commercial Kitchen with 2 commercial hoods
- ◆ Commissary Ghost Kitchen Set Up
- ◆ Restaurant - Catering - Food Production
- ◆ Dine In Restaurant
- ◆ Long term lease with no demolition clause
- ◆ High traffic area with lots of street parking

#### What's Nearby

<b>Restaurants:</b>	
C-Lovers Fish & Chips	.05km >
<b>Coffee:</b>	
Starbucks	.1km >
<b>Bars:</b>	
California Cult Classics	.4km >
<b>Groceries:</b>	
Sam's Farm Market	.04km >
<b>Parks:</b>	
Mackay Park	.6km >
<b>Schools:</b>	
School District No 44 North Va...	.4km >
<b>Shopping:</b>	
Vans	.2km >
<b>Entertainment:</b>	
Empire Theatre Ltd	2.2km >
<b>Errands:</b>	
TD Bank Financial Group	.05km >
<b>Search Nearby:</b>	>



**CONFIDENTIAL AGREEMENT MUST BE SIGNED BEFORE ANY INFO WILL BE PROVIDED  
NEVER APPROACH BUSINESS. ALL VIEWINGS MUST BE ARRANGED BY APPOINTMENT ONLY**



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## THE BUSINESS

Located in high traffic area nearby Capilano Mall in North Vancouver.

Restaurant is set up to provide dine-in, catering, food manufacturing and commissary ghost kitchen.

50 seat maximum capacity dine-in restaurant.

Power Supply 3-Phase.

Over \$600K invested in renovations and equipment.

Google rating at 4.3 stars.

Business sale includes all assets, equipment and inventory, take over lease.

## \$400,000 PRICE FOR THE BUSINESS

Equipment includes two 10' commercial hood, gas stoves, roasters, grill, microwaves, soup warmers, prep tables, dishwasher, walk-in cooler & freezer, coolers, warmer display counter, coffee machine, grease trap, & more.

## ZONING

Light Industrial

## LEASABLE AREA

Approx. 2100 square feet

## BASIC RENT

\$3,435 + GST per month

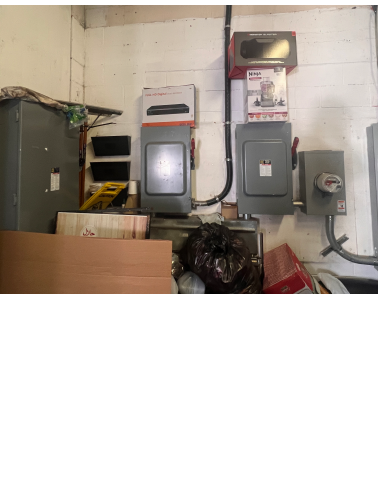
## ADDITIONAL RENT

TBA

## LEASE TERMS

10 Year Lease January 2019 to 2029

Option to renew



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