

NEW YEAR OPPORTUNITY PRICED DROP

INTEGRITY REAL ESTATE & BUSINESS LISTINGS

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PRICED RIGHT -THAI/ASIAN FUSION

Owner Financing \$199K Prime Strip Mall Location



Many ACCOLADES given over the years by the strong base of LOYAL CUSTOMERS

TYPE OF BUSINESS: Thai/Asian Full Service Lunch, Dinner
(Permit for BYOB)

LOCATION: Norfolk County, Strip Mall, Plenty of Parking

SELLING PRICE: Now Asking \$199,000

(owner financing available for qualified buyers)

SALES VOLUME: ave. \$9k-\$10K wk. 75% Take-out No delivery

LEASE: \$2650 Employees: 6

Rent Ratio: 6%-7% of sales Years Left: 4 years

SQUARE FOOTAGE: 1500 sq. ft. **NUMBER OF SEATS:** 24 seats

BATHROOMS: 2 Handicapped Accessible

HOURS OF OPERATION: Sunday/Monday closed. Open 5 Days a week!

Tues-Friday Lunch 11:30-2:30, Dinner 4 p.m.-8:45 p.m. Sat. 2 p.m.-8:45 p.m.

COMMENTS

Turn-key Operation for a Thai/Asian Talented Chef! Reasonable rent.

Catering and Functions. Well maintained, well rated business. VERY

SHORT HOURS! Less than 40 hours a week! *Strong potential to double*

PROFIT: Longer hours, increase catering, beer/wine or liquor license.

PROFIT is now more than \$100K a YEAR. Reason for selling: Moving out of the country.

An NDA will be Required/Very Confidential Listing!

LIMITED SHOWINGS: Make an appointment today. CALL, TEXT OR E-MAIL

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Subject to errors, omissions, prior sale or withdrawal from the market...all without notice. Broker tries to be as accurate as possible, however Broker is not responsible for accuracy of listing information given by the owner.

