



# FOR ASSET SALE

WELL ESTABLISHED RESTAURANT BUSINESS  
*with furniture, and chattels*

## Kypriaki Mediterranean Grill

#106 - 1346 Marine Drive, North Vancouver

**OWNER RETIRING**

**PATIO**



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### **Kypriaki Mediterranean Grill**

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#### OPPORTUNITY

To acquire a well established, respected and profitable restaurant in a prominent location on Vancouver's North Shore. The North Shore of Vancouver is one of Canada's most affluent areas and is home to approximately 194,000 residents. The restaurant is a legend on the North Shore and has been in business for decades. The 150 seat (110 in and 40 on the patio) restaurant enjoys a sunny patio, ample exclusive parking and a menu that exudes value, quality and authenticity of the cuisine of its specific region.

The current owner has been reticent to increase prices due to a loyalty to his customers but they are clearly at least 20% less than direct competitors.

Furthermore, the restaurant is currently operating on minimal hours, and new operators could increase sales by opening for lunch.

#### LOCATION

The restaurant is situated with prominent frontage on the north side Marine Drive, just west of Bridgman Ave. The location boasts a south facing patio, and ample rear, covered parking. Its central location makes both access and delivery/pick-up very convenient, and as such, both of these business lines are very good.

#### LEASE TERMS

Size	2,953 sf
Basic Rent	Currently at \$28 per sf
Gross Monthly Rent	Approximately \$10,356 per month
Term Expiry	July 31, 2024
Option to Renew	2 x 5 years

#### SALE PRICE

\$439,000 (Seller will consider some vendor financing)



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