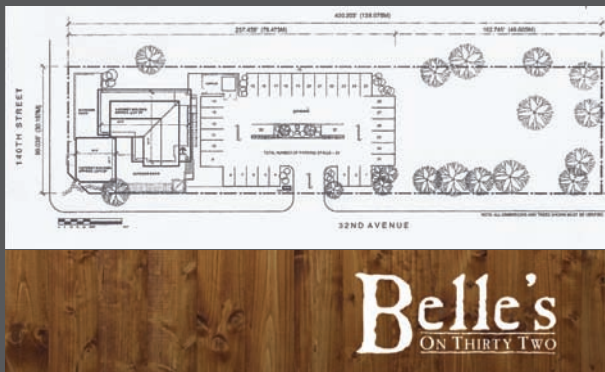




Belle's To Go

The original Belle's location opened strongly in January of 1999, and has continued to build its sales for the past thirteen years. The cafe is housed in a 1,000 square foot heritage building with frontage on 140th Street. Belle's has an outstanding reputation in the South Surrey area and is known for it's made from scratch, homemade foods, friendly staff and cozy neighbourhood atmosphere with approximately 30 seats and 10 parking stalls. Belle's is currently up 10% over the year previous, and is seeing huge growth in the frozen food to go and catering areas of the business securing some large catering contracts in the local area.

Financing pkg available through Lori Watson Mortgage Broker.



14007 - 32nd Avenue, Surrey BC
Contact Beebe for more information
 604-830-7458 • bcline@shaw.ca

Prestigious South Surrey Business and Real Estate for Sale

Belle's Restaurant

Belle's Restaurant just completed five years of business in this prestigious South Surrey neighbourhood. The restaurant has a fully licensed bar and dining room and is open for lunch and dinner daily, and brunch on weekends. Belle's offers an upscale casual menu and sticks to its roots of fresh, made from scratch foods, friendly staff and a comfortable, inviting atmosphere offering seating capacity for up to 150 patrons. The building has a 1,500 square foot basement, a beautiful 50 seat patio and a parking lot for 35 vehicles.

Belle's specializes in large parties and has become a favourite venue for weddings, birthdays, anniversaries and other special occasions. The restaurant is also seeing growth in catering, and is about to launch a high quality food delivery program to the neighbourhood.

Sale Price:
\$3,995,000



This property is comprised of a one storey coffee shop with a floor area of approximately 1,074 square feet, a new 4,400 square foot restaurant with a full basement currently used for storage, office space and food preparation and a 34 stall parking lot. The buildings are located at the west portion of the property with approximately 16,000 square feet of undeveloped land remaining.

The entire site is 43,558 square feet (approximately 1.0 acre) 102.13 feet (on 140th Street) 426.47 feet (on 32nd Avenue)

Share purchase: Belle's Corner Ltd. & Holding Company

Current owner will offer support for transition in requested.



LORI WATSON
MORTGAGE BROKER

604-563-7283
loriwat@telus.net

Belle's has established a successful position in the South Surrey community. The original Belle's has entered it's 14th year, and continues to build sales - capitalizing on an extremely loyal customer base, and building sales opportunities throughout food to go, catering and food delivery. Belle's To Go also continues to enjoy the high traffic of 140th Street for commuters in the morning and evening. There is no other coffee shop on this busy route.

Furniture and Fixtures

Tables, chairs, stools, bar, booths, patio furniture, sound system, 4 televisions, artwork, office equipment

Equipment

Walk-in freezer, walk-in cooler, 8 free standing coolers, 6 free standing freezers, gas stove, 2 convention ovens, grill, deep fryer, microwave ovens, prep tables/coolers, Panini Grills, flat-ware, dishware, assorted small wares, 2 domestic stoves, washer, dryer and outfitted with a Squirrel POS system.

Inventory

Averages \$80,000 - food, liquor & paper products



Marketed by Beebe Cline

Business: 604-531-1909 (24 hrs)
 Cell: 604-830-7458 • bcline@shaw.ca

Realtywww.whiterocklifestyles.com

