



THE KEY TO YOUR SUCCESS!



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大溫金牌經紀，精誠為您服務！

All information has been provided by the Seller. Sutton Group West Coast Realty and representatives do not guarantee its accuracy. Buyer needs to verify during due-diligence period.

Property and Business Details 物业生意信息

Property Information 物业信息	Property Address 物业地址	2285 41ST AVE, WEST VANCOUVER
	SF of Premises 面积	1070SF
	Zoning-Municipal(code) 土地属性代码	Business
	Transaction Type 交易类型	Business and Assets
Business Information 生意信息	Nature of the Business 生意性质	RESTAURANT- DESSERT SHOP
	Business Name 生意名字	Mango Mama Café
	Business hours 营业时间	2:00PM-10:00PM
	Capacity 容客量	25
	Parking Space 停车位	public parking
	Rent 租金	\$3210/month for first 5 years, \$3299.17/month for the rest years
	Additional Rent 附加租金	Gross rent \$5080/month
	Additional Rent Items 附加租金项目	Property Tax, Building Insurance, sewer rates, maintenance , garbage
	Lease Term 租期	5 years + 5years option
	Remaining Lease Term 剩余租期	4 years
	Option to Renew 续租选项	5 years
	Years Operated 经营年数	1 Year
	Commerical Kitchen 商业厨房	no
	Liquor License 酒牌	not apply
	Demolition Clause 拆迁条款	No
Description 综合信息	Number of Employees 员工人数	3 full time
	超旺地段甜品店出售，坐落于温哥华Kerrisdale繁华路段，位置好，人流旺。店铺25位，装修出彩，拥有restaurant 1 class 许可，可做其他餐型，1070尺，租期5年+5年，基本租金\$3210/Month,全包租金\$5080/month, 潜力好，请意向者请向赵信德联系。 Great Location! Surrounded by lots of commercial and residential buildings, located on the busy and popular Kerrisdale shopping street which is desired by lots of business buyers, busy area with thousands of visitors, workers, and residents. Mango Mama Café serves customers with different desserts and drinks, restaurant class 1 licensed, 25 seats, tasteful design evoking welcoming and comfortable atmosphere, no restriction on food type, easy to transfer into a restaurant or other business, 1070SF, lease term 5 years +5 years option, basic rents \$3210/month, gross rent\$5080/month , including tax, insurance, water, sewer rates, maintenance, and garbage collection, please do not disturb the staff, showing by appointment only.	