



LB: COLZ00 ID: LAURIJA Status: **Active / Commercial**
 ID2: ID3: S/L: Sale MLS (R) # 784603
 Dist/Neigh: 2001 - Convent Glen OLP: \$159,900 LP: \$159,900
 Munic: OLR: Lse Rate:
 Roll: PIN: LD: 02/17/11
 Term: Lse Type: XD: 05/16/11
 Seller1: 1693832 Ontario Inc YB/Age: SiteArea:
 Seller2: Bldg Sqft: SRR: No
 NeighNm: Place Orleans Front: North Other Listing Condit: Yes
 Type: Business IndType: MS: Cons to Cont Aft Exp: No
 Realty Taxes/Yr: M/C: No PC: K1C 2L9

Legal:
 NOI: \$15,439 OpCost/Yr: \$364561.00 AnGrInc/Yr: \$380,000
 LotSz: Irr: No OtherCost/Yr:
 ZN: #Images: 1 CtoSO: 3

GENERAL COMMERCIAL/INDUSTRIAL/WAREHOUSE - FOR SALE/LEASE

RentSqFt: OffSqFt: WarSqFt: RetSqFt:
 UseSqFt: OthSqFt: VacSqFt: TotSqFt:
 Tenancy: Parking: Add Cost: Sign:
 Power: Ceil: Loading: Poss Info: TBA
 # of Days: Date of Poss: Esc/Yr/%:
 Lse Opt:
 Exist Improv:
 Ten Ind:

APARTMENT/MULTIFAMILY FOR SALE

#Storey: Tot#Units: #BA: #1B: Parking: #Surface: Rooming:
 #Elev: #2B: #3B: #OT: #Deck: #Under:
 Operating Exp: HYDR: MNT: Income: V/L:
 MGMT: CABL: SUPP: SRI: ERI:
 PTAX: GARB: WAGE: PARK: TOE:
 INS: SECU: PR/L: LAUN: NOIMULTI:
 W/S: LAWN: ADV: OTHR: ADS:
 HEAT: ELEV: OTHR: GOI: \$380,000 CFLO:

BUSINESS FOR SALE

Bus Type: Restaurant Hosp Type: Name: Quiznos #Ft/#Pt: 2/12 Bldg: Leased
 Rent Details: Buyer has to be approved by Franchisee & Landlord
 Lease Exp: Lse Opt: Bus Taxes/Yr: Gross Sales/Yr: \$380,000/2009
 HrsOfOper: 9hrs 7 days/week Size of Premises (SqFt): 1,473 # of Park: Inventory:

LAND FOR SALE/LEASE

Serv:
 Exist Improv:
 Pot Use:

GENERAL INFORMATION

Financing:
 Spec Cond: New owner(s) must be approved from Quizno's & one buyer exempt from from the listing agreement. See Listing agent See Listing agent

Retro: Environ:

DIRECTIONS/REMARKS

Multi Media: www.estatebroker.ca URL Audio:
 URL Broch: www.estatebroker.ca OWeb1:
 URL Map: Addit Images: www.estatebroker.ca

Directions: Innes Rd to Place D'Orleans shopping center

Public Remarks: Excellent Price & an easy operation, good income & sales volume over the years, very good store location and lease. Franchise will provide training. Has potential for further growth; good area mix for catering and delivery. Fantastic Investment Opportunity. Financial statements available to buyers who have demonstrated a desire, ability and willingness to purchase.

Salesperson Remarks: Excellent Price & an easy operation, good income & sales volume over the years, very good store location and lease. Franchise will provide training. Has potential for further growth; good area mix for catering and delivery. Fantastic Investment Opportunity. Do not speak to employees or approach business.

OFFICE INFORMATION

LB #1: COLDWELL BANKER SARAZEN REALTY, BROKERAGE /Ph: 613-831-4455 /Fax: 613-831-4781 /Toll Free: 800-311-1210
 LB #2:
 LS#1: JACKIE LAURIN, BROKER /Ph: 613-831-4455 /Email: jackie@estatebroker.ca
 LS#2:
 LS#3:

SOLD/LEASED/OTHER INFORMATION

SB: Lse Term: DL: SP:
 SS #1: Tot Lse Value: PR: 03/10/11 DOM:
 SS #2: CD: SRD: CSP:
 BRD: Ottawa Sale Correct: FD: SD: BL: Yes