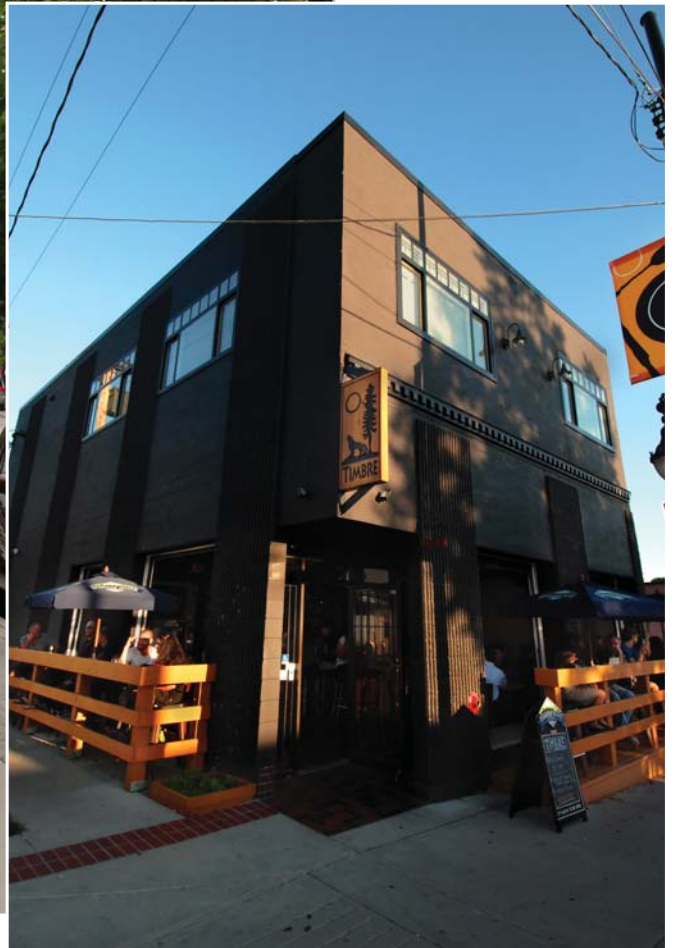


# FOR SALE

Asset Sale

Timbre Restaurant | 2068 Commercial Drive, Vancouver, BC



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# FOR SALE

## Asset Sale

## Timbre Restaurant | 2068 Commercial Drive, Vancouver, BC

### THE LOCATION

Commercial Drive, or “The Drive” is a multicultural urban hub, known for its eclectic mix one-of-a-kind boutiques, art galleries and cozy restaurants. The Drive is a true urban village; the mix of owner operated businesses attracts patrons from the surrounding neighbourhood, and the rest of the city, in search of unique products and experiences. This historic Vancouver neighbourhood offers a strong community feel; loyal local residents and local events bring the street to life year round. The Drive is recognized throughout the city for its relaxed atmosphere, trendy vintage boutiques and cafes with live music. The 21 blocks of Commercial Drive, bound by Venables to the north and 13th Avenue at the south, are home to the most eclectic mix of business in the city.

The businesses located on the Drive are primarily single location and owner-operated, ensuring the product mix, dining experience, entertainment and services, are completely unique. The character of the area is defined by its artistic nature and historical buildings. The side streets off commercial Drive are lined with quaint Edwardian and Victorian homes circa 1900, and the area offers the second largest inventory of heritage commercial buildings in the City.

### THE PREMISES

The premises is fully fixtured and furnished with a full kitchen and two small outdoor patio areas. The space shows very well.

### THE OPPORTUNITY

This opportunity is an asset purchase which would include the chattels, intellectual property, name rights and an assignment of lease.

**SIZE** Approximately 1,600 sf

### LEASE TERMS

**THE TERM:** Expires May 31, 2016

**CURRENT MONTHLY RENT:** \$6,748.35 net

**ADDITIONAL RENT:** Approximately \$8.42 per sf per annum

**PRICE:** Asking \$299,000

**LIQUOR LICENSE:** Food Primary license  
(1am Sunday - Thursday / 2am Friday - Saturday)



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