

BUSINESS FOR SALE · FRANCHISE RESALE · WEST ISLAND OF MONTREAL

Breakfast and lunch franchise restaurant, new construction, 140 seats, run by a manager

An established location of a growing Canadian breakfast and brunch brand, in a new building on the West Island of Montreal. The restaurant operates seven days a week, 8 am to 4 pm, under a general manager; the current owner is not involved in daily operations. Offered with a long lease and the franchisor's support system in place.

ASKING PRICE \$1,450,000	SEATS 140	HOURS 7 days, 8 am–4 pm
LEASE 9 yrs + 2 × 5-yr options	PREMISES New construction	OWNER Absentee; manager in place

The brand is a scratch-kitchen breakfast and brunch concept built on fresh takes on the classics, expanding across Canada with limited territories in Quebec. This location was built new to the brand's current design, seats 140 and trades on a single daytime shift, which keeps labour simple and gives the owner evenings and weekends. It runs today under a general manager with a trained team, so a buyer can take over without being in the kitchen. The franchisor provides training, quality assurance, supply chain management and marketing support; the transfer is subject to the franchisor's approval of the buyer.

FINANCIAL SUMMARY

REVENUE See brochure	NORMALIZED EARNINGS See brochure	VENDOR FINANCING To be discussed
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What makes it attractive

- ☐ New construction, built to the brand's current design: no renovation required
- ☐ Nine-year lease with two five-year renewal options
- ☐ Daytime-only operation, 8 am to 4 pm, seven days
- ☐ Absentee ownership today: general manager and team in place
- ☐ 140 seats in a growing West Island market
- ☐ A national brand with a full franchisee support system

Who it suits

- ☐ An owner-operator who wants a daytime business, or an investor keeping the manager
- ☐ Restaurant or hospitality management experience, or a strong operating partner
- ☐ Capital for the purchase and working capital; financing to be arranged
- ☐ A buyer the franchisor will approve: experience, financial capacity, commitment to standards
- ☐ Interest in further locations as Quebec territories open

Why it is presented this way

The name of the brand and the address of the restaurant are provided in the confidential brochure, with photos, the financial summary, the lease and franchise terms and the transition offered. The brochure is released after a short online application that includes a confidentiality and non-circumvention agreement.

Request the brochure

Complete the online application: your details, your capital bracket, and the confidentiality agreement. The brochure follows by email once approved.

Inquiries are handled by Lorne Cassoff, Active Business. Financial statements are provided after a meeting and a written offer.

Apply online

activebusiness.ca/bfs-01
or call 514-889-2488

This summary is provided for information only and does not constitute an offer. Figures are approximate and are confirmed in the confidential brochure. Active Business Inc. acts as intermediary for the vendor.