

# FOR SALE

Confidential Information Package



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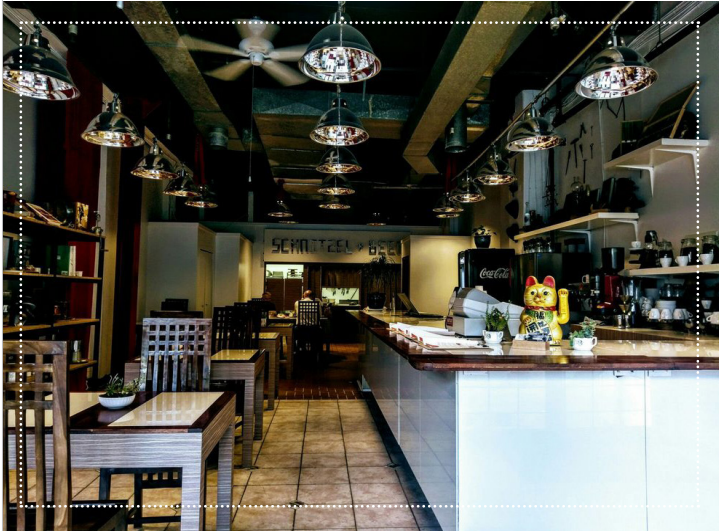
KLAUS'S KAFFEE HAUS  
CHINATOWN  
**291 EAST PENDER STREET**  
**VANCOUVER, BC**  
**\$139,000**

*Vancouver*  
**RESTAURANT BROKERS**

VancouverRestaurantBrokers.com

Vancouver's only Broker Team dedicated solely to  
restaurant & bar sales, leasing, and tenant representation.





## OPPORTUNITY

A great 1,200 square foot space for \$3,200 per month gross rent (with an additional 1,800 square foot basement storage space). All furniture, fixtures and equipment are included in the price. The 8' containment hood is operational for Class 2 cooking and can be upgraded to Class 1 by installing a fire suppression system.

## CHINATOWN DISTRICT

Conveniently located on East Pender and Gore Streets, one block east of Main Street in Vancouver's rapidly evolving Chinatown. Chinatown district is highly accessible from all directions. Today, the district reflects this rich heritage, with trendy bars and restaurants reclaiming historic spaces. It's chic boutiques and dining establishments are plentiful. Several new mixed-use developments are contributing to the neighborhood's rapid economic growth. It's easy to see why this has become one of the city's most booming business district in the last decade.

## AVAILABLE AREA

Main floor	1,200 sq ft
Basement storage	1,800 sq ft
<b>Total</b>	<b>3,000 sq ft</b>

## LEASE DETAILS

Rent gross	\$3,200/month
Expires	December 31st, 2018
Deposit	\$3,360
Renewal	1 x 3 years

## INCLUDES

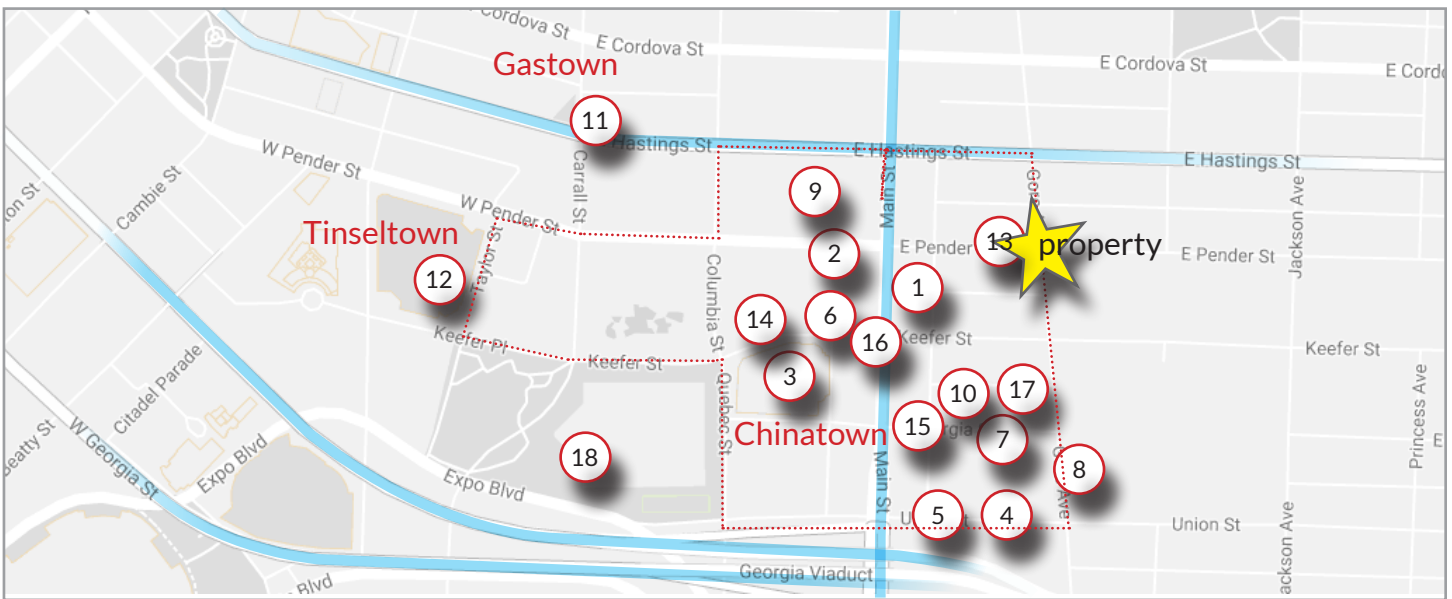
- Furniture, fixtures, equipment
- Leasehold improvements

## NOTE

The 8' containment hood is operational for Class 2 cooking, and can be upgraded to Class 1 by installing a fire suppression system.

## AREAS OF EATS & TREATS

While there are many traditional finds in Chinatown, you'll also see a burst of modern retail thanks to some young entrepreneurs who have set up shop in the neighbourhood with trendy bars and restaurants reclaiming historic spaces and bringing new life to the community.



- |                             |                          |
|-----------------------------|--------------------------|
| 1 Rhinofish Noodle Bar      | 10 The Ramen Butcher     |
| 2 Sai Woo                   | 11 PiDGiN                |
| 3 Floata Seafood Restaurant | 12 International Village |
| 4 Crackle Creme             | 13 Kissa Tanto           |
| 5 The Union                 | 14 The Keefer Bar        |
| 6 Bao Bei Chinese Brasserie | 15 Matchstick Coffee     |
| 7 Phnom Penh Restaurant     | 16 Starbucks             |
| 8 The Pie Shoppe            | 17 Mamie Taylor's        |
| 9 Fortune Sound Club        | 18 Andy Livingstone Park |



## CONFIDENTIALITY AGREEMENT

The undersigned hereby acknowledges that it will be introduced by **Royalty Group Realty Inc. (Royalty Group)** to the business or property opportunity described below (the "Opportunity") and will receive confidential information about this Opportunity (the "Information").

BUSINESS NAME: **Confidential Listing #74472363 (Klaus's Kaffee Haus)**

In consideration of the Information to be furnished and presented to me on the Opportunity, and any future opportunities to which I (we) may be introduced by **Royalty Group**, I (we) agree to hold the Information in strict confidence and further agree that:

- CONFIDENTIAL:** Without the prior written consent of **Royalty Group** any information we receive shall not be disclosed by us, our business partners, or our employees in any manner whatsoever, in whole or in part, to any persons not connected with this matter. Moreover, we agree to transmit the information only to our agent and employees who need to have the information for the purpose of evaluating the transaction described above and who are informed by us of the confidential nature of the information. We shall be responsible for any breach of this agreement by our business partners, our employees or agents.
- COMPETITION:** Any information received shall not be used for any personal business gain or in competition with this business, by us, our business partners or our employees, other than in connection with the transaction described above.
- NO DEALINGS:** There will be no attempt to deal directly with the owner of the business or the landlord of the business without the knowledge, consent and approval of **Royalty Group**.
- NO CONTACT:** It is hereby agreed that under no condition are the business employees, customers, competitors, suppliers or any others to be contacted without the written approval of **Royalty Group**.
- RETURN OF INFO:** Information may not be reproduced without written approval from **Royalty Group**. The original and any copies you do make or receive must be returned to **Royalty Group** after reasonable review or immediately upon request of **Royalty Group**.

The Buyer(s) hereby understand if they violate any of the above, that they are liable to suit for damages caused by such action from either the owner of the Business or **Royalty Group Realty Inc.**

**THE UNDERSIGNED HEREBY ACKNOWLEDGES HAVING READ AND AGREED TO THE ABOVE.**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
City                      Postal Code

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Telephone Number

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