

# FOR SALE

Confidential Information Package

LG Pharma

The Flying Rose

Dessert Garden on Robson

1517

## LARGE PATIO ON ROBSON STREET

Amazing opportunity in the middle of the busy Robson block. Full Class 1 kitchen setup! Class 1 restaurant license with hooding + venting + fire suppression, and deep fryer/gas range ready for any concept you want to throw at it. Rent at \$6,500/mo all-in and it INCLUDES ELECTRICITY & GAS. Beautiful large patio with permit and liquor license; this is as turnkey as it gets. Needs a new paint job and it's ready to go, don't miss out!

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THE FLYING ROSE  
**1517 ROBSON STREET**  
**VANCOUVER**  
**\$179,000**

*Vancouver*  
**RESTAURANT BROKERS**

VancouverRestaurantBrokers.com

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



## AREA

Located on Robson Street between Cardero and Nicola Streets in the West End of downtown Vancouver. Robson Street is surrounded by high-end luxury brand, entertainment and the city's best restaurants. A densely populated street that attracts many business owners.

## LEASE DETAILS

Size	810 sq ft
Rent Gross	\$6,500/month
Expires	May 31st, 2022
Deposit	\$5,684.44
Renewal Option	1 x 3 years

## LICENSE DETAILS

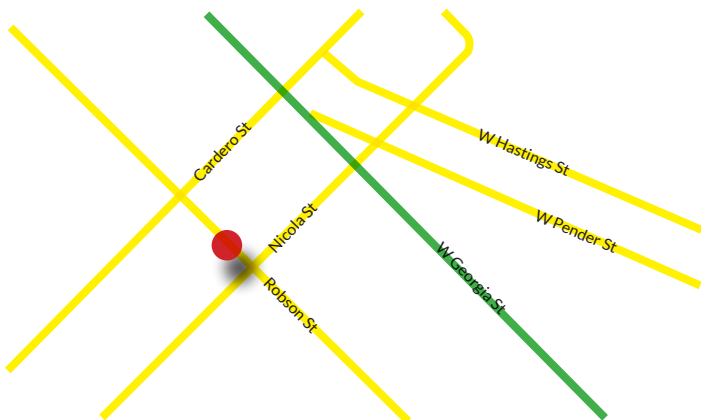
- 11AM - 1AM, everyday
- 50 seats
- Food primary liquor license

## INCLUDES

- Furniture, fixtures, equipment
- Leasehold improvements
- Large patio license

## ADDITIONAL NOTES

- Parking available at \$120/mo through Impark
- Gas available at \$220/mo unlimited
- Storage locker included in rent
- BC Hydro electricity included in rent



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## 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 #66610933 (The Flying Rose)**

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

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Address

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

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

**[www.vancouverrestaurantbrokers.com](http://www.vancouverrestaurantbrokers.com)**

***"Vancouver's Only Broker Team Dedicated Solely to Restaurant & Bar Sales."***

**[info@vancouverrestaurantbrokers.com](mailto:info@vancouverrestaurantbrokers.com)**