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Fabutan (Tanning Salon) 621 Lakeview Drive, Suite #9

Offered @ \$110,000.00

1549 071122 MLS #

LOT DESCRIPTION: Business is in leased premises.
 Approx 1,000 sq. ft. leased space

Parking: Free parking for patrons

Taxes 2007: Included in lease payments

IMPROVEMENTS: The premises were totally renovated after a fire July 20, 2006.

Tanning Beds: 5 new Tan America beds
 \$9,000.00 each.

Computer: Desk-top complete with software

INTERIOR:

Lobby: Relaxing atmosphere and comfortably decorated

Bathrooms: One piece bathroom

Staff Coffee Room: Yes

2007 LEASE: A further Five year lease began Jan 1, 2007.
 \$1,600/month plus utilities

FRANCHISE INFO.: Current Franchise Cost is \$18,000.00
 Monthly Royalties as follows;
 Royalties, 6.0% of tanning sales.
 National Advertising, 2% of tanning sales.
 There are no royalties on sundry products sold.
 Head Office location is Calgary.
 Fabutan Corp will have final approval of new owner/s.
 Fabutan Corp will train new owners.

SERVICES: **Sewer:** City **Water:** City

Phone/Cable: Yes/No **Hydro:** 200 amp, breaker service.

HEAT: Electric forced air
 Heat costs not available at this time.

AIR CONDITIONING: A four ton air conditioning unit is owned by the landlord.

COMMENTS: The business was shut down due to a fire July 20, 2006.
 Premises were totally renovated and the business re-opened January 04, 2007.
 The return clients are currently at approximately 95%.
 Staff consists of one full-time manager and three part-time employees.
 A new outside sign installed November 19, 2007.

SHOWINGS: Prefer 24 hr notice. **POSSESSION:** Negotiable.

