

REMAX
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BUSINESS FOR SALE
THE BIKE SHOP CAFE AND CATERING CO.



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REMAX Commercial - REMAX Kelowna
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

BUSINESS FOR SALE: The Bike Shop Cafe and Catering Co.

Business Details

Business Name:
the Bike Shop Cafe and Catering Co.

Business Type:
Well established community restaurant and catering company specializing in delicious, wholesome and healthy food

Year Established:
1998 (28 years in business)

Location:
Currently located mid-block on the east side of Ellis Street between Dole Avenue and Cawston Avenue, occupying an owned strata unit that is also for sale or lease at an additional cost

Inclusions:
100% of business assets including goodwill, trade name, website, social media presence, and equipment - inventory is available at an additional cost

Business Asset Price:
\$80,000 + applicable taxes

Potential New Lease (if required):
New 5-year lease would start at \$34/SF Net + GST plus NNN of \$14.49/SF

Strata Unit Purchase Price (if required):
\$1,163,000 + applicable taxes

Business Asset Sale of the Bike Shop Cafe and Catering Company

Opportunity:

REMAX Commercial - REMAX Kelowna presents this outstanding opportunity to acquire the business assets of the Bike Shop Cafe and Catering Company, along with the potential to purchase the existing strata unit or enter into a new 5 year lease at the current location.

Features:

- ▶ The Bike Shop Cafe and Catering Company was established in 1998, and has established itself as a successful, community-loved business with strong brand recognition and a legion of loyal customers
- ▶ The business has won numerous People's Choice Awards including best soup, best sandwich, best specialty coffee and best use of local ingredients
- ▶ Well known for offering a dynamic menu of wholesome soul food and specialty organic drinks, so customers can feel good about everything they order
- ▶ This is an opportunity to acquire 100% of the business assets including cooking & warming equipment, cooling equipment, coffee equipment, small appliances, fire protection equipment, stainless steel tabling & shelving, furniture, racking & carts, electronics, and other business chattels
- ▶ Currently the restaurant is located at 101 - 1357 Ellis Street in Kelowna's Downtown Core, if a turn-key opportunity is desired at the current location, the strata unit is also available for purchase or lease
- ▶ The current location is in a busy, high traffic area surrounded by the Kelowna Regional Library, Interior Health Buildings, YMCA, Okanagan Innovation Centre, Kelowna's Actor's Studio, City Hall, numerous high-rise residential complexes and a block away from the new UBCO Downtown Campus (under construction), Prospera Place and the waterfront
- ▶ For more information on this business asset sale or to arrange a tour of the current space contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com

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The Bike Shop Cafe and Catering Co - Equipment List

Cooking and Warming Equipment:

- Garland 6 Burner Range
- Blodgett Full Size Convection Oven
- 2-Nouva Simonelli 230V double panini press Hatco four slice pop-up toaster
- Vollrath 3 well steam table with storage shelves 4-Full size chafing dishes
- Idia Medali double soup warmer
- 2- Commercial microwaves

Cooling Equipment:

- True draft beer dispenser with double tap
- True 4 foot under counter cooler
- True 6 foot salad table
- True 5 foot salad table
- Norlake 6'x8' walk-in cooler
- EFI 2-Door Freezer
- Scotsman ice machine
- Woods U/C freezer

Coffee Equipment:

- Nuova Simonelli Appia 2 group Espresso Machine

Small Appliances

- 2- commercial blenders
- Robot Coupe commercial food processor

- Globe 10" slicer
- Kitchen Aid HD Mixer
- Knight Commercial low-temp dishwasher
- Fire Protection
- K-Type Wet Chem Fire Extinguisher
- 2 - Dry chemical extinguishers
- Stainless Steel Tabling, Shelves
- 3 - 48" S/S work tables with under shelf
- 3 - 14"x60" wall shelves
- 14"x72" wall shelf
- 3 - 14"x48" wall shelf (1 with bill slide)
- 155" S/S shelf, glass sneeze guard, bill slide Slanted wall shelf
- 134" wall shelf
- 90" Work Table
- 79" work table with built in veg. and hand wash sinks
- 2 - S/S wall caps
- Soiled dish-table
- Clean dish-table
- S/S Top with wire undershelves
- 2 - 14"x36" Wall shelves

Furniture and Millwork:

- 6 - 36"x72" Rectangle wood and lar lam table tops/bases
- 5 - 36"x36" Square wood and lam table tops/bases

(continued)

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The Bike Shop Cafe and Catering Co - Equipment List (continued)

- 1 - 64"x78" Antique oak hutch with storage and 3 tier glass
- 40-Metal chairs with commercial-grade vinyl
- 1 - 32"x36" Oak storage cupboard with arborite top
- 28" three tier oak coffee mug rack
- 33' Bar with oak millwork, arborite counter top&cupboards
- 63" Two shelf pastry case with sneeze guards & baskets
- 15"x30" 5 drawer storage cupboard

Racking and Carts:

- Mobile dunnage rack
- 46" wire shelf unit
- Bun pan rack
- 3 - Epoxy coated wire shelf units for storage c/w castors
- 3 - Epoxy coated wire shelf units for walk-in cooler c/w castors
- 1 - Vollrath cart with three bus pans c/w castors

Electronic Equipment:

- 42" Samsung Plasma TV with Equatorial mount
- JVC 4 channel amplifier
- 4 - Jamo indoor/outdoor speakers
- Casio cash register

Other

- Engineered Captive Air Make-up air and fan system, including fire suppression, 6'x8' S/S make up air hood, insulated S/s back-splash and duct

- Water conditioning system
- 2 - syrup stands
- Commercial can opener
- 15" lettuce spinner
- 6' Aluminum ladder
- Pots, pans, and kitchen tools
- Glasses, plates, and cutlery
- Housekeeping equipment
- Cellophane dispenser
- Beer gas regulator
- Water dispenser
- 17 - Chrome napkin dispensers @ \$20
- 5 shelf storage cupboard
- Hand truck
- 50 gallon grease trap
- 24" black wire condiment rack with baskets Commercial High Volume Hot Water Heater Signage
- Main 3D above front entrance
- 3'x6' Chloroplast above back entrance
- Custom 25"x48" sandwich board on wheels
- 4 - 2'x5' oak framed chalk boards

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Current Floor Plan



Note: Floor plan has been derived, is approximate and may not be to scale. Some interior walls may have been adjusted. If important, information and configuration should be verified.

Exterior Photos of Current Location



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Interior Photos of Current Location



BUSINESS FOR SALE: The Bike Shop Cafe and Catering Co.

Interior Photos of Current Location



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UC1 Downtown Urban Centre (excerpt from Zoning Bylaw No. 12375)

Section 14.3 – Urban Centre Zone Purposes

UC1 – The purpose of this zone is to designate and preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while encouraging high density mixed-use buildings.

1. 14.9 Permitted Principal and Secondary Land Uses in Core Area and Other Zones

The principal uses in this zone are:

- Alcohol Production Facilities
- Animal Clinics, Major
- Animal Clinics, Minor
- Apartment Housing
- Child Care Centre, Major
- Cultural and Recreation Services
- Drive Thru
- Education Services
- Emergency and Protective Services
- Exhibition and Convention Facilities
- Food Primary Establishment
- Gaming Facilities
- Gas Bar
- Health Services
- Hotels / Motels
- Liquor Primary Establishment

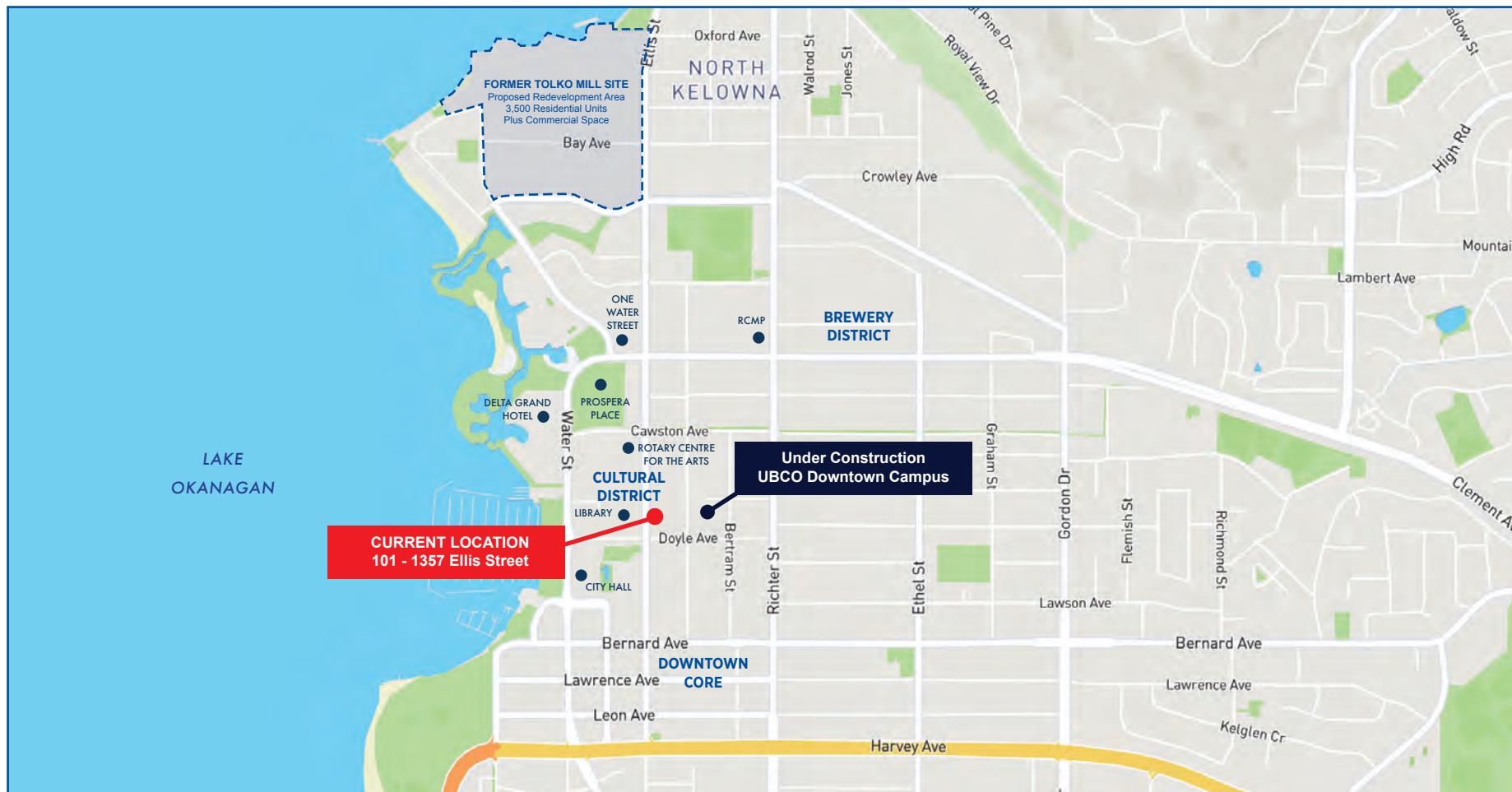
- Non-Accessory Parking
- Offices
- Participant Recreation Services, Indoor
- Personal Service Establishment
- Professional Services
- Recycling Drop-Offs
- Religious Assemblies
- Retail
- Retail Cannabis Sales
- Single Detached Housing
- Spectator Sports Establishments
- Stacked Townhouses
- Temporary Shelter Services
- Townhouses

The secondary uses in this zone are:

- Accessory Buildings or Structures
- Agricultural, Urban
- Child Care Centre, Minor
- Home-Based Business, Major
- Home-Based Business, Minor
- Parks
- Secondary Suites

E&OE: This information derived from the City of Kelowna - Zoning Bylaw 12375 and is deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted or guaranteed for accuracy, correctness and completeness by Kris McLaughlin Personal Real Estate Corporation, REMAX Commercial or REMAX Kelowna. Please verify all important information by reviewing Zoning Bylaw 12375 on the City of Kelowna's website.

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