



Bakery Business

West Kelowna, BC

Business Features

Beautiful neighborhood Bakery Cafe in a newly developed retail centre featuring a med-clinic, offices, major grocer, liquor retail, pizza and brew pub. Over \$100,000 in beautiful 2yrs new Tenant Improvements into a 10 year Lease at favorable rates. Near 20% EBITA return on ask. Appx. \$100,000 in high quality bakery & cafe equipment included. Adjacent a beautiful new large multi-family development. Contact Listing Broker for non-disclosure agreement and further info.



PRICE **\$395,000.00**

Years of operations **+2 years**

Space **1200 SF**

Sale type **Share Sale**

Mike Geddes B.Comm.,PREC

250-878-6687 • mike.geddes@naiokanagan.ca

Confidentiality Agreement

_____, 20____

Dear NAI Commercial Okanagan:

Re: Confidential Information listed above (the "Confidential Information") pertaining to the Business Opportunity

We have agreed to make the Confidential Information available in order to enable you to determine whether you wish to make a proposal to acquire the Property. The Confidential Information is provided on the following conditions:

No Liability. The Confidential Information is given to you without liability on our part and no representation or warranty is given with respect to it.

Use of Confidential Information. The Confidential Information is our property, and you will:

- a) not use or allow the use of any of the Confidential Information for any purpose, except in connection with your evaluation and acquisition of the Property; and
- b) not disclose or allow disclosure to others of any of the Confidential Information, except to [or, e.g. those of your employees, agents, advisors, lenders to consultants and other representatives] who "need to know" for this purpose, all of whom will be directed to keep such information confidential in accordance herewith [, and
- c) return to us or certify destruction of the Confidential information, including any copies or extracts, within 7 business days after we request you to do so.

Remedies. You understand that disclosure or use of the Confidential Information contrary to this Agreement may cause us serious financial harm and you assume full legal responsibility for it.

Governing Law. The laws of British Columbia govern this Agreement.

By: _____

Name:
Title:

Acknowledged and accepted this

_____ day of _____, 20____.

By: _____

Name:
Title: