

Letter of Interest

Intended use of the space located at **255 Margaret St. Key West** as a small café style specializing on chicken wings etc... from different countries. Just like Cuban Queens café style with delivery.

Request: 2 parking space behind the building for use of loading and unloading ramp and delivery vehicle

Propose improvements: Are to bring space to code, electrical wirings, flooring and putting up interior walls and a counter space to separate kitchen and lobby. Paint exterior walls and deck.

Income for to the Community Redevelopment Agency

Rent \$2500 month plus 1% of gross sales for the first year and 2% after that.

Proposal #1 We would finance the improvement of space bringing building electrical wirings up to code, flooring and walls making it into a move in ready for business ourselves but, we request a 10 month rent free.

Proposal #2 City of Key West finance the improvements of space, electrical, flooring and bring it up to code, move in ready for business and we would pay rent after first month of moving in.

Thank you for your consideration in advance and hope we can start exploring new boundaries together.

Prince Rengiil
305.433.0065
2211 Fogarty Ave
Key West FL, 33040



March 6, 2017

Marilyn Wilbarger
Property Manager, City of Key West
P.O Box 1409
Key West , FL 33040
mwilbarg@cityofkeywest-fl.gov

Dear Marilyn,

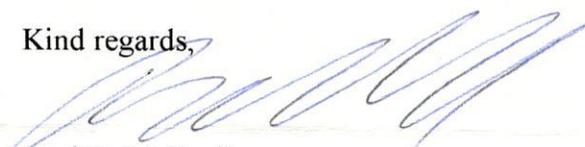
Please accept this as our official notice expressing interest in leasing 255 Margaret Street for our businesses. Our proposal is for multiple uses. We would construct a commercial kitchen to facilitate our boat operations. Additionally, we would like the ability to offer on premise and off premise food services, and on and off premise beer and wine sales. The sale of retail merchandise, rentals, ticket sales, and or offices.

In order to facilitate of kitchen operations, we request that the loading dock outback remain available for our use as well as the loading zone in front. We would want to reserve our right to install a hood at a later date. Additionally, we need to install a compressor and propane tank in back.

For this privilege, we are offering to lease the premises for a 5 year term at the rate of \$33 sq/ft plus CAM and taxes.

Your consideration is greatly appreciated.

Kind regards,



Paul H. McGrail
President of McGrail & Rowley Inc.
305-923-3740
paul@keywestflorida.com

keywestsebago.com

205 Elizabeth St. Unit I • Key West, FL 33040

P: 305-294-5687 • F: 305-292-7788