

## SALIENT DATA

**Name of Facility** 856 Iconic Neighborhood Pub

**Size in sq. ft.** 4,850 sq. ft. total on 2 levels

**No. of Seats:** 135 inside plus 130 on 2 patios

**Lease Information:**

**Rate per sq. ft.** \$18,000 per month for rent, CAM and GST

**C.A.M.** Included in above monthly amount

**Lease Term:** Two years left Option periods: Two 5-year options

**Deposit held by Lessor:** Nil

**Financing:** Treat as clear title

**Sales:** Gross sales: \$1.9M

**Number of parking stalls:** 25 plus on-street

**Style of cuisine:** Full comprehensive menu including appetizers, soups, salads, entrees and desserts

**Customer Demographics:** Lots of locals from surrounding neighborhoods; very loyal regulars

**Type of service:**  Table  Drive through  Counter

**Hours of operation:** Monday to Thursday 11:30 am – 11:30 pm  
Friday - open 11:30 – 1 am & Saturday – open 10 am – 1 am  
Sunday 11 am - close

**Number of employees:** 22 with 50% full-time and 50% part-time (less than 30 hrs.)

**General comments:** One of the most recognized, iconic pubs in Calgary is being offered for sale! This landmark pub has a base of regular followers. They have 3 VLTs. Lots of parking on-site and additional on-street. The pub was formerly a restaurant with many quaint and unique features. Must be seen to be appreciated!

**ASKING PRICE:** \$ 619,000

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