

SALIENT DATA

Name of Facility 892 – Franchise Coffee Shop

Size in sq. ft. 2,169 sq. ft.

No. of Seats: 60

Lease Information:

Rate per sq. ft. Base rent \$22 per sq. ft. or \$28 per sq. ft. for rent, CAM and GST

C.A.M. \$6

Lease Term: 2 ½ years left **Option periods:** One 5-year option

Deposit held by Lessor: To be confirmed

Financing: Treat as clear title

Sales: **Gross sales:** \$620,000 per year

Number of parking stalls: 1 dedicated parking spot in back

Style of cuisine: Coffee; pastries; soup; sandwiches; full franchise menu

Customer Demographics: Downtown office workers

Type of service: _____ Table _____ Drive through Counter

Hours of operation: 6 am – 6 pm; Monday to Friday
Closed on Saturdays and Sundays

Number of employees: 5 including owner

General comments: This is a well-located “corner” location in the center of downtown Calgary. It’s accessible from the lobbies of 3 different office buildings as well as the outside entrance. Comes with patio. Additional business through catering to businesses in area for meetings etc. Great opportunity for a Monday to Friday business.

ASKING PRICE: **PRICE REDUCED TO \$199,900**

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