

SALIENT DATA

Name of Facility # 902 Land, Building & Business
Size in sq. ft. 11,000 sq. ft. +/-
No. of Seats: 175 plus 20 in lounge; seating on south facing patio

Additional Information:

Property Tax: Approx. \$18,000 per year

Financing: Treat as clear title

Sales: Gross sales: \$1,500,000 (including VLT income)

Number of parking stalls: 30

Style of cuisine: Gastro pub

Customer Demographics: Locals; tourists; average age 25 – 60 years

Type of service: Table Drive through Counter

Hours of operation: 11 am – 11 pm; 7 days a week

Number of employees: 12 – 15; mostly full-time (about 80%)

General comments: This is a fully renovated 6,500 sq. ft. pub with full basement in a delightful country hotel 10 minutes outside Calgary in one of the fastest growing communities in Alberta. Comes with 15 rooms which bring in approx. \$150,000 per year. Pub has 7 VLTs and many other sources of income. Very popular place with locals and visitors from Calgary and surrounding communities. Great opportunity to own the land, building and business which doesn't come up very often this close to Calgary!

ASKING PRICE: \$3,200,000