SALIENT DATA

Name of Facility	**906 NW Neighborhood Pub**
Size in sq. ft.	**3,400+/- sq. ft.**
No. of Seats:	**110 plus 20 on the patio**

Lease Information:

Rate per sq. ft.	**$26 per sq. ft. stepping up to $30 per sq. ft. over the term**
C.A.M.	**To be verified**
Lease Term:	**8-years left in a 10-term**
Option periods:	**One 5-year option**
Deposit held by Lessor:	**To be verified**
Financing:	**Treat as clear title**
Sales: Gross sales:	**$1.2M**
Number of parking stalls:	**30+ (lots of parking)**
Style of cuisine:	**Gastro pub**
Customer Demographics:	**Locals from surrounding neighborhoods**
Type of service:	**__X___ Table _____ Drive through ___ __ Counter**
Hours of operation:	**3 pm – close; 7 days a week**
Number of employees:	**15 with a mixture of full and part-time**
General comments:	**This is a popular and profitable neighborhood pub in an affluent community in NW Calgary. It's a great local for the people in the surrounding neighborhoods. It's new construction and shows extremely well. Has lots of parking. Great opportunity to get into the NW quadrant of the City!**
ASKING PRICE:	**$349,900**

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