

## SALIENT DATA

**Name of Facility** 888 – Popular & Profitable NW Pub

**Size in sq. ft.** 4,799 sq. ft.

**No. of Seats:** 176 seats plus 56 seats on patio

**Lease Information:**

**Rate per sq. ft.** Years 1 – 2 \$36 per sq. ft.  
Years 3 – 5 \$38 per sq. ft.  
Years 6 – 8 \$40 per sq. ft.  
Years 9 – 10 \$42 per sq. ft.

**C.A.M.** 2016 - \$14 per sq. ft.

**Lease Term:** 10-year lease commenced October 6, 2013. Expires Oct. 5, 2023.

**Option periods:** Two 5-year options

**Deposit held by Lessor:** \$17,039.33 to be applied to September 2018 rent

**Financing:** Treat as clear title

**Sales:** Gross sales: Year ended May 31, 2016 - sales \$2,000,000

**Number of parking stalls:** Lots of parking in shopping center lot

**Style of cuisine:** Pub food; full menu

**Customer Demographics:** Lots of regulars from surrounding areas; shoppers

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

**Hours of operation:** Monday & Tuesday – 11 am – 10 pm  
Wednesday & Thursday 11 am – midnight  
Friday & Saturday – 11 am – 2 am; Sunday 11 am – 10 pm

**Number of employees:** 32

**General comments:** This is a very popular and profitable pub in the coveted NW quadrant of Calgary. The restaurant had a complete, major renovation in 2013. It is in a high exposure location with a large outdoor patio.

**ASKING PRICE:** PRICE REDUCED TO \$849,000

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