

SALIENT DATA

Name of Facility 907 - Delightful Neighborhood Bistro

Size in sq. ft. 1,900 sq. ft.

No. of Seats: 38 actual (licensed for 50) plus 18 on patio

Lease Information:

Rate per sq. ft. \$24 per sq. ft. base rent or \$4,400 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 1 ½ year left Option periods: One 5-year option

Deposit held by Lessor: To be verified

Financing: Treat as clear title

Sales: **Gross sales:** \$16,000 per month (\$20,000 per month last year)

Number of parking stalls: Lots of parking in shopping center lot; first-come, first-served

Style of cuisine: Fusion

Customer Demographics: Locals from surrounding neighborhoods.

Type of service: Table Drive through Counter

Hours of operation: 11 am – 2 pm for lunch; 7 days a week
5 – 8:30 pm for dinner Tuesday through Thursday
5 – 9 pm for dinner Friday and Saturday

Number of employees: 5 including owner

General comments: This is a delightful bistro located in an upscale, south neighborhood in Calgary. Presently offers upscale dining but this could be changed to any concept of your choice. South facing patio and lots of parking. Needs the energy and ideas of a new owner to continue to grow the business. Please note that the name is NOT included in the sale.

ASKING PRICE: **PRICE REDUCED TO \$119,900**

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell South Star Realty (253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell South Star Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.