SALIENT DATA

Name of Facility	**915 Neighborhood Pub & Restaurant**
Size in sq. ft.	**2,398 sq. ft.**
No. of Seats:	**30 in restaurant; 45 in lounge**

Lease Information:

Rate per sq. ft.	**$16 for first 3 years; then, $17 for 2 years**
C.A.M.	**$3.50 per sq. ft.**
Lease Term:	**1.5 years left Option periods: One 5-year option**
Deposit held by Lessor:	**1 month**
Financing:	**Treat as clear title**
Sales: Gross sales:	**$146,681 in food & beverage sales; $40,700 from VLTs; $3,000 from ATM**
Number of parking stalls:	**Lots of parking**
Style of cuisine:	**Pub food; fish and chips; seafood; wings**
Customer Demographics:	**Locals in community and south Calgary**
Type of service:	**___X__ Table _____ Drive through ___ __ Counter**
Hours of operation:	**11 am – 10 pm Monday through Thursday; 11 am – 2 am on Friday 4 pm – 2 am on Saturday; closed on Sundays**
Number of employees:	**2 owners plus part-time staff as required**
General comments:	**This is a popular neighborhood pub and restaurant in a growing community south of the City. The lounge has 3 VLTs. The facility is in great shape and is very clean. Ideal business for husband/wife team or partnership.**
ASKING PRICE:	**$139,900**

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.