

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 \$795,000

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.