

SALIENT DATA

Name of Facility 917 – Large NW Restaurant

Size in sq. ft. 6,208 sq. ft.

No. of Seats: 280 plus 90 on patio

Lease Information:

Rate per sq. ft. \$33 per sq. ft. or \$17,000 per month for base rent

C.A.M. To be verified

Lease Term: Lease goes to April 30, 2022

Option periods: Three 5-year options

Deposit held by Lessor: 1 month

Financing: Treat as clear title

Sales: Gross sales: \$900,000 a year

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

Style of cuisine: Full menu with pizza; pasta dishes; snacks

Customer Demographics: Shoppers; local residents in area; families

Type of service: Table Drive through Counter

Hours of operation: Sunday & Monday 11 am – 9 pm
Tuesday, Wednesday & Thursday 11 m – 10 pm
Friday & Saturday 11 am – 11 pm

Number of employees: 30 with 7 full-time and 23 part-time

General comments: This is a large restaurant/lounge in coveted NW Calgary. It's fully equipped and had a recent major renovation. It boasts a huge forno oven and well-equipped kitchen. There's tons of parking and the facility has a large patio with 90 seats. In very close proximity to the new "Genesis" recreation center under construction. This will draw many patrons from all the NW communities.

ASKING PRICE: \$449,900

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