

SALIENT DATA

Name of Facility # 919 Popular Restaurant

Size in sq. ft. Approx. 1,684 on two levels (to be confirmed)

No. of Seats: Dining room 35; Upstairs 20; Patio 24

Lease Information:

Rate per sq. ft. \$2,400 per month base rent or \$3,100 per month gross

C.A.M. Included in above monthly amount

Lease Term: 1 ½ years left Option periods: One 5-year option (TBV)

Deposit held by Lessor: \$2,000

Financing: Treat as clear title

Sales: Gross sales: \$360,000 per year on average

Number of parking stalls: 13 in back; on-street in front

Style of cuisine: Seafood; chicken; salads

Customer Demographics: Locals; tourists; people from Calgary, Canmore & Bragg Creek

Type of service: Table Drive through Counter

Hours of operation: 11:30 am – 2 pm and 4:30 pm – 8 pm for lunch and dinner Tuesday to Friday;
Open all day on Saturday 11:30 am – 8 pm
Sunday 4:30 pm – 8 pm

Number of employees: 6 (1 full-time and 5 part-time) plus 2 owners

General comments: This is a lovely, historic, free-standing building on the main street in one of the fastest growing towns in Alberta. The restaurant has an excellent reputation among locals and visitors alike. Upstairs can be booked for private functions. Possible option to buy the building! Ideal for a family business or partnership.

ASKING PRICE: \$169,900

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