

## **SALIENT DATA**

**Name of Facility** # 921 – Indian Restaurant

**Size in sq. ft.** 1,239 sq. ft.

**No. of Seats:** 42

### **Lease Information:**

**Rate per sq. ft.** \$4,065.47 per month for rent; CAM and GST

**C.A.M.** Included in above monthly amount

**Lease Term:** 9 ½ years left                      **Option periods:** Two 5-year options

**Deposit held by Lessor:** \$6,000

**Financing:** Treat as clear title

**Sales:**            **Gross sales:** \$30,000 per month

**Number of parking stalls:** Lots of parking

**Style of cuisine:** Indian

**Customer Demographics:** Locals; drive-by customers

**Type of service:**     Table     Drive through     Counter

**Hours of operation:** 11 am – 9 pm; 7 days a week

**Number of employees:** 4 plus owner

**General comments:**                      **This is a recently renovated fully-equipped restaurant in a well-located shopping strip in a growing community just outside Calgary. Very strong residential surroundings. Ideal to keep the Indian concept, as is, or the concept can be changed to a new owner's choice. Good rent and lots of parking. The restaurant is clean and has a very pleasant ambiance! Well-priced for what's included!**

**ASKING PRICE:**                              **\$139,900**

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