

## SALIENT DATA

**Name of Facility** # 924 – Family Pub/Restaurant

**Size in sq. ft.** 5,000 sq. ft.

**No. of Seats:** 140 plus 60 on patio

**Lease Information:**

**Rate per sq. ft.** \$25 per sq. ft. or \$10,300 per month plus GST (includes rent and CAM and utilities)

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

**Lease Term:** 6 months left

**Option periods:** Two 5-year options (pre-negotiated)

**Deposit held by Lessor:** \$24,000

**Financing:** Treat as clear title

**Sales:** Gross sales: \$900,000 per year

**Number of parking stalls:** Lots of parking in paved lot

**Style of cuisine:** Full menu – pub food and snacks

**Customer Demographics:** Many regulars; locals

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

**Hours of operation:** 11 am – close Monday to Thursday  
9 am – close on Friday, Saturday and Sunday (in summer)

**Number of employees:** Summer – 28 employees with 50% full-time and 50% part-time

**General comments:** This is a busy family restaurant located in the growing community of Cochrane. It is fully equipped. In very nice shape with an Irish Pub ambiance. Concept could be changed if a new owner desired. Built-in clientele and many regulars.

**ASKING PRICE:** \$349,000

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