

## SALIENT DATA

**Name of Facility** 935 Restaurant in Crossfield, AB

**Size in sq. ft.** 2,000 sq. ft.

**No. of Seats:** 60

### Lease Information:

**Rate per sq. ft.** \$8.00 per sq. ft.

**C.A.M.** \$3.00 per sq.ft.

**Lease Term:** New 5-year lease                      **Option periods: One 5-year option**

**Deposit held by Lessor:** 2 months

**Financing:** Treat as clear title

**Sales:**            **Gross sales:** Restaurant is presently closed

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

**Style of cuisine:** Any concept will be considered by Landlord

**Customer Demographics:** Locals; farms, ranches and acreages in area

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

**Hours of operation:** A new owner can determine hours

**Number of employees:** A new owner can determine required staffing

**General comments:** This is a fully equipped restaurant in the town of Crossfield, AB. It is presently closed, so it's ready for the ideas of a new owner/operator. Located across from the arena and community center which are used for many events. Opportunity to promote and cater "hot lunch" days at schools in the town along with other ideas for growth. The premises need some work which is reflected in the asking price for the assets and the reasonable lease rate (under \$2,000 per month for gross rent). **DON'T MISS THIS OPPORTUNITY!**

**ASKING PRICE:** \$34,900 for the assets

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