

SALIENT DATA

Name of Facility **934 – Marda Loop Deli**

Size in sq. ft. **790 sq. ft.**

No. of Seats: **25 – 26 plus 15 on patio**

Lease Information:

Rate per sq. ft. **\$5,215 per month for rent, CAM & GST**

C.A.M. **\$1,875 plus GST (Included in above monthly amount)**

Lease Term: **5 years Option periods: One 5-year option**

Deposit held by Lessor: **\$2,500**

Financing: **Treat as clear title**

Sales: **Gross sales: \$500,000 - \$550,000**

Number of parking stalls: **First come, first served in the back and on the street**

Style of cuisine: **Specializing in Montreal smoked meats and sandwiches**

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

Type of service: _____ Table _____ Drive through ___X___ Counter

Hours of operation: **10 am – 5 pm**

Number of employees: **5**

General comments: **This is an end-cap location with great visibility in the heart of Marda Loop, one of the most popular communities in Calgary. New owner can keep the present concept and food offerings or change it to their own. Super sought-after location!**

ASKING PRICE: **PRICE REDUCED TO \$199,000**

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