

## **SALIENT DATA**

**Name of Facility** 909 Pub on Macleod Trail

**Size in sq. ft.** 1,300 sq. ft.

**No. of Seats:** 40

### **Lease Information:**

**Rate per sq. ft.** \$40 or \$6,040 per month for rent, CAM and GST

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

**Lease Term:** 9 years left of a 10-year lease

**Option periods:** Two 5-year options

**Deposit held by Lessor:** \$8,000 (to be verified)

**Financing:** Treat as clear title

**Sales:** Gross sales: \$370,000 (first year, July 2016 to July 2017)

**Number of parking stalls:** Lots of parking in shopping center lot

**Style of cuisine:** Featuring burgers – has the rights to be the only place selling burgers in the shopping center

**Customer Demographics:** Locals from surrounding area; lots of condos in nearby projects; shoppers and other merchants in plaza

**Type of service:** \_\_\_X\_\_\_ Table \_\_\_ Drive through \_\_\_ Counter

**Hours of operation:** Monday to Thursday 11:30 am – 10:30 pm  
Friday & Saturday 11:30 am – midnight; closed on Sundays

**Number of employees:** 6 with half full-time and half part-time

**General comments:** This restaurant is brand new and shows extremely well. They have the exclusive rights to sell burgers in the shopping center. Comes with full kitchen, all new equipment. Priced well under replacement value. Come take this venture to new heights with your energy and marketing ideas!

**ASKING PRICE:** PRICE REDUCED TO \$195,000

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