

SALIENT DATA

Name of Facility # 948 Oil Country Restaurant & Bar
Size in sq. ft. 6,800 (to be verified)
No. of Seats: 230

Lease Information:

Rate per sq. ft. \$18,180 per month for rent, CAM and GST
C.A.M. Included in above monthly amount
Lease Term: 3 years left **Option Period:** To be verified
Deposit held by Lessor: 1 month

Financing: Treat as clear title.

Sales: **Gross sales:** \$1.4 - \$1.5 per year

Number of parking stalls: Lots of parking

Style of cuisine: Asian fusion and western

Customer Demographics: Locals; oil workers; folks from Grande Prairie; hotel guests

Type of service: Table Drive through Counter

Hours of operation: 11 am – 9 pm; 6 days a week; open late on Saturdays

Number of employees: 20 – 30 with a mix of full and part-time

General comments: This is a SUPER POPULAR Country Bar and Restaurant, The cuisine is Asian fusion, with an excellent lunch buffet, Saturday country dance night, and a popular take-out. Hotel and Gas station nearby. This fantastic restaurant has a huge local following and is always busy. This restaurant has seen a complete build out in 2015 and the bar, beautiful ambience and kitchen are top-notch. No shortcuts were taken and everything is clean, professional and modern. This excellent business is being managed professionally with great attention to detail and passion for the business...and it shows. The numbers speak for themselves and it is very profitable

ASKING PRICE: **\$1,500,000**

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