

SALIENT DATA

Name of Facility 954 – Well-Known Edmonton Sports Bar

Size in sq. ft. 5,103.5 sq.ft. (plus storage and patio)

No. of Seats: 180 plus 60 on patio

Lease Information:

Rate per sq. ft. Currently \$27 per sq. ft.
Increases to \$28 in 2020

C.A.M. \$8.76

Lease Term: 10 years commencing September 2013

Option periods: Two 5-year options

Deposit held by Lessor: N/A

Financing: Treat as clear title

Sales: Gross sales: 2017 \$1.8M 2016 \$1.9M

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

Style of cuisine: Pub food; snacks

Customer Demographics: Varied age group; people in shopping area; business people

Type of service: Table Drive through Counter

Hours of operation: 11 am - midnight

Number of employees: 52 – mixed full and part-time

General comments: This is a well-known, leading sports bar & restaurant chain. Famous for their ambiance, wings and attention to customer service. It's located in a busy part of town, not far from the West Edmonton Mall. The restaurant had many recent upgrades (\$1.8M investment). Opportunities to acquire a space like this are RARE. It is 10 out of 10 – truly a gem!

ASKING PRICE: \$895,000

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