

## **SALIENT DATA**

**Name of Facility** # 960 Popular Restaurant

**Size in sq. ft.** Approx. 1,684 on two levels (to be confirmed)

**No. of Seats:** Dining room 35; Upstairs 20; Patio 24

**Lease Information:**

**Rate per sq. ft.** \$2,400 per month base rent or \$3,100 per month gross

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

**Lease Term:** 1 ½ years left      Option periods: One 5-year option (TBV)

**Deposit held by Lessor:** \$2,000

**Financing:** Treat as clear title

**Sales:**      Gross sales: \$330,000 per year on average

**Number of parking stalls:** 13 in back; on-street in front

**Style of cuisine:** Seafood; chicken; salads

**Customer Demographics:** Locals; tourists; people from Calgary, Canmore & Bragg Creek

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

**Hours of operation:** 11:30 am – 2 pm and 4:30 pm – 8 pm for lunch and dinner Tuesday to Friday;  
Open all day on Saturday 11:30 am – 8 pm  
Sunday 4:30 pm – 8 pm

**Number of employees:** 6 (1 full-time and 5 part-time) plus 2 owners

**General comments:** This is a lovely, historic, free-standing building on the main street in one of the fastest growing towns in Alberta. The restaurant has an excellent reputation among locals and visitors alike. Upstairs can be booked for private functions. Possible option to buy the building! Ideal for a family business or partnership.

**ASKING PRICE:** \$169,900

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