

SALIENT DATA

Name of Facility	971 Waterfront Bar & Grill
Size in sq. ft.	4,700 sq. ft. on main level with large, lakefront patio
No. of Seats:	190 capacity; 56 seats on patio
<u>Lease Information:</u>	
Rate per sq. ft.	\$34 per sq. ft.
C.A.M.	Approx. \$4.50 per sq. ft.
Lease Term:	Vendor is Landlord; Lease Term negotiable
Deposit held by Lessor:	To be negotiated
<u>Financing:</u>	Treat as clear title.
<u>Sales:</u>	Gross sales: 2017 - \$1.8M
Number of parking stalls:	98 stalls, shared
Style of cuisine:	Pub fare
Customer Demographics:	Lots of locals as this neighborhood pub has a history of 40 years in operation; visitors to the lake and also highway traffic.
Type of service:	<input checked="" type="checkbox"/> X Table <input type="checkbox"/> Drive through <input type="checkbox"/> Counter
Hours of operation:	11 am – 10 pm Sunday – Tuesday 11 am – midnight Wednesday and Thursday 11 am – 2 am on Friday and Saturday
Number of employees:	Approximately 19 with 6 full-time and 13 part-time with seasonal variances.
General comments:	This is an iconic establishment is just 30 minutes from downtown Calgary. This venue was established in 1979 as the only hospitality lakefront location. It's a profitable business and comes with 3 VLTs. Parking includes boat slips as patrons arrive by water as well as land! There's room for growth in the rapidly growing affluent local market. A new owner can "tweak" the operation and offerings as they see fit as there aren't any franchise rules or rigid corporate landlords. Check out www.docksidebarandgrill.com to see photos of this beautiful facility!
ASKING PRICE:	\$599,000

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