

## SALIENT DATA

<b>Name of Facility</b>	<b>971 Waterfront Bar &amp; Grill</b>
<b>Size in sq. ft.</b>	<b>4,700 sq. ft. on main level with large, lakefront patio</b>
<b>No. of Seats:</b>	<b>190 capacity; 56 seats on patio</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>\$34 per sq. ft.</b>
<b>C.A.M.</b>	<b>Approx. \$4.50 per sq. ft.</b>
<b>Lease Term:</b>	<b>Vendor is Landlord; Lease Term negotiable</b>
<b>Deposit held by Lessor:</b>	<b>To be negotiated</b>
<b><u>Financing:</u></b>	<b>Treat as clear title.</b>
<b><u>Sales:</u></b> <b>Gross sales:</b>	<b>2017 - \$1.8M</b>
<b>Number of parking stalls:</b>	<b>98 stalls, shared</b>
<b>Style of cuisine:</b>	<b>Pub fare</b>
<b>Customer Demographics:</b>	<b>Lots of locals as this neighborhood pub has a history of 40 years in operation; visitors to the lake and also highway traffic.</b>
<b>Type of service:</b>	<b><input checked="" type="checkbox"/> Table    <input type="checkbox"/> Drive through    <input type="checkbox"/> Counter</b>
<b>Hours of operation:</b>	<b>11 am – 10 pm Sunday – Tuesday 11 am – midnight Wednesday and Thursday 11 am – 2 am on Friday and Saturday</b>
<b>Number of employees:</b>	<b>Approximately 19 with 6 full-time and 13 part-time with seasonal variances.</b>
<b>General comments:</b>	<b>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 <a href="http://www.docksidebarandgrill.com">www.docksidebarandgrill.com</a> to see photos of this beautiful facility!</b>
<b>ASKING PRICE:</b>	<b>\$599,000</b>

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