

## **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:**                      **PRICE REDUCED TO \$1,200,000**

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