

## SALIENT DATA

**Name of Facility** # 975 Profitable Neighborhood Pub  
**Size in sq. ft.** 2,781 sq. ft.  
**No. of Seats:** 100 inside plus 60 on patio

### Lease Information:

**Rate per sq. ft.** \$10,800 per month for rent, CAM and GST  
**C.A.M.** Included in above monthly amount  
**Lease Term:** Goes to 2022  
**Option periods:** To be verified  
**Deposit held by Lessor:** 1 month

**Financing:** Treat as clear title.

**Sales:** Gross sales: \$1.25M - \$1.3M per year

**Number of parking stalls:** Lots of parking

**Style of cuisine:** Pub fare

**Customer Demographics:** Locals in community; lots of regulars

**Type of service:** \_\_\_X\_\_\_ Table \_\_\_ Drive through \_\_\_ Counter

**Hours of operation:** 11 am – 2 am; 7 days a week

**Number of employees:** 18 – 19 with 3 full-time and 15 part-time

**General comments:** This is a popular neighborhood on a main artery in NW Calgary. It has lots of parking. Comes with 3 VLTs. There are 60 seats on a sunny patio. The pub has been recently totally renovated. Strong following of locals and lots of traffic by the door. Ready for you to take over this profitable pub!

**ASKING PRICE:** PRICE REDUCED TO \$419,000

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell South Star Realty (253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell South Star Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.