

SALIENT DATA

Name of Facility # 987 - Water's Edge Pub

Address: Units 7 & 8, 186007 Priddis Valley Road, Priddis, AB

Size in sq. ft. 3,300 sq. ft.

No. of Seats: 63 in the pub; 30 in the restaurant; 12 on patio

Lease Information:

Rate per sq. ft. \$19.95 per sq. ft. of \$5,487.66 per month

C.A.M. Included in above monthly amount

Lease Term: Expires May 2020 **Option periods:** One 5-year option

Deposit held by Lessor: 1 month

Financing: Treat as clear title

Sales: **Gross sales:** \$683,000 per year

Number of parking stalls: Lots of parking

Style of cuisine: Casual dining; pub food; baked goods and beverages in restaurant

Customer Demographics: Locals; tourists; older crowd 20's up to 60's

Type of service: Table Drive through Counter

Hours of operation: Café; 7 am – 4 pm on weekdays; 9 am – 4 pm on weekends
Pub; 11:30 am – 8 pm on Sundays; 11:30 am – 11 pm Mon. to
Thurs.; Friday & Saturdays 11:30 am - close

Number of employees: 12 with 2 full-time and 10 part-time

General comments: This is a delightful country pub and restaurant which is well-known for their Sunday brunch! Family oriented and very well-patronized by locals and travelers alike. Live music events and paint nights are popular. Great community!

ASKING PRICE: \$169,900