

SALIENT DATA

Name of Facility	The Hub Café & Wine Bar
Address:	4101, 101 Sunset Drive, Cochrane
Size in sq. ft.	1,547 sq. ft.
No. of Seats:	44 plus 4 – 6 outside
<u>Lease Information:</u>	
Rate per sq. ft.	\$1,500 per month base rent
C.A.M.	\$7.35 per sq.ft.
Lease Term:	2 ½ years left Option periods: One 5-year option
Deposit held by Lessor:	To be verified
<u>Financing:</u>	
Treat as clear title.	
<u>Sales:</u>	Gross sales: \$15,000 - \$18,000 per month
Number of parking stalls:	First come, first served in shopping center lot
Style of cuisine:	Coffee and other beverages; baked goods; soup & sandwiches
Customer Demographics:	Locals, families, Brits
Type of service:	_____ Table _____ Drive through ___ X___ Counter
Hours of operation:	7 am – 9 pm Monday to Friday; weekends 8 am – 5 pm
Number of employees:	Owner plus 2 part-time
General comments:	This is a delightful café and wine bar in a new district in Cochrane called Sunset Ridge. The neighborhood is “on the grow” and the business will benefit as a result! Great place to meet your neighbors, connect and relax. Enjoy breakfast or lunch as well as night time appetizers with a glass of wine! They offer music nights and open mic as well as offering a number of board games for patrons’ enjoyment! They also offer strong WiFi and lots of plug-ins for those who like to work while enjoying a beverage and a snack!
ASKING PRICE:	\$99,000