

SALIENT DATA

Name of Facility	# 1008 – Land, Building & Coffee Shop Business
Size in sq. ft.	980 sq. ft.
No. of Seats:	25 inside and 30 on patio
<u>Lease Information:</u>	Sale is for land and building so NO lease required
<u>Financing:</u>	Treat as clear title.
<u>Sales:</u> Gross sales:	\$360,000 - \$400,000
Number of parking stalls:	4 in the back; on-street in front
Style of cuisine:	Coffee and beverages; baked goods; healthy options
Customer Demographics:	Locals; lot of regular customers
Type of service:	_____ Table _____ Drive through _____ Counter
Hours of operation:	Monday – Friday 7 am – 6 pm Saturday and Sunday 9 am – 4 pm
Number of employees:	5 with 4 full-time and 1 part-time
General comments:	This is a rare opportunity to own the land & building and thriving coffee shop in a growing community just south of Calgary. Frequent regular customers. Lot has 50 foot frontage. Be your own Landlord and grow this well-established business!
ASKING PRICE:	\$589,000

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