

## **SALIENT DATA**

<b>Name of Facility</b>	<b># 1010 West End Irish Pub</b>
<b>Size in sq. ft.</b>	<b>6,632 sq. ft.</b>
<b>No. of Seats:</b>	<b>238 seats plus patio</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>Base rent \$31.50 per sq. ft.</b>
<b>C.A.M.</b>	<b>\$13.05</b>
<b>Lease Term:</b>	<b>Present rate goes to May 31, 2019. Rate then increases to \$35 to May 31, 2022 Next step is to \$36 to May 31, 2023; Last year is \$37 to May 31, 2024</b>
<b>Option periods:</b>	<b>One 5-year option after May 31, 2024</b>
<b>Deposit held by Lessor:</b>	<b>Not at present; to be negotiated</b>
<b><u>Financing:</u></b>	<b>Treat as clear title.</b>
<b><u>Sales:</u></b>	<b>Gross sales: \$2,000,000+</b>
<b>Number of parking stalls:</b>	<b>Lots of parking</b>
<b>Style of cuisine:</b>	<b>Pub fare; snacks etc.</b>
<b>Customer Demographics:</b>	<b>Strong local following from residents in surrounding neighborhoods plus shoppers in shopping center. Lots of regulars.</b>
<b>Type of service:</b>	<b>Table      Number of Employees: 28 with 70% full-time</b>
<b>Hours of operation:</b>	<b>Monday to Thursday 11:30 am – 1 am; Friday 11 am – 2 am; Saturday 9 am – 2 am; Sundays 9 am - midnight</b>
<b>General comments:</b>	<b>Serving the growing west end of Calgary, this is one of the most stunning pubs in the City. Features include beautiful carved wood and stained glass, an eye-catching glassed-in harp at the front entrance, a hand-carved bar that's exquisite! Located in a very busy shopping area with tons of parking. Owner is retiring. Great opportunity to buy a well-established pub business!</b>
<b>ASKING PRICE:</b>	<b>\$499,000</b>

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