

## SALIENT DATA

<b>Name of Facility</b>	<b># 1025 – Popular East Indian Restaurant</b>
<b>Size in sq. ft.</b>	<b>3,200 sq. ft.</b>
<b>No. of Seats:</b>	<b>80 actual; licensed for 140</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>\$24 per sq. ft. or \$9,600 for rent, CAM and GST</b>
<b>C.A.M.</b>	
<b>Lease Term:</b>	<b>1 year left</b>
<b>Option periods:</b>	<b>One 5-year option</b>
<b>Deposit held by Lessor:</b>	<b>1 month</b>
<b><u>Financing:</u></b>	
<b><u>Sales:</u> Gross sales:</b>	<b>\$40,000 - \$50,000 per month</b>
<b>Number of parking stalls:</b>	<b>Lots of parking in shopping center lot</b>
<b>Style of cuisine:</b>	<b>East Indian</b>
<b>Customer Demographics:</b>	<b>Locals; higher income; business people; highway traffic</b>
<b>Type of service:</b>	<b><input checked="" type="checkbox"/> Table    <input type="checkbox"/> Drive through    <input type="checkbox"/> Counter</b>
<b>Hours of operation:</b>	<b>11:30 am – 9 pm on Monday, Tuesday, Wednesday &amp; Thursday 11:30 am – 10 pm on Friday and Saturday; 11:30 am - 9 pm on Sundays</b>
<b>Number of employees:</b>	<b>7 with 1 full-time and 6 part-time</b>
<b>General comments:</b>	<b>This is a popular Indian restaurant in a city with 60,000 people, commuting distance from Calgary. In addition to the restaurant sit-down service, they offer catering and take-out and delivery service. It has been established for 8 years. Great décor and well-maintained kitchen. Continue building the business on the base established by the original owners!</b>
<b>ASKING PRICE:</b>	<b>\$149,900</b>

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.