

## SALIENT DATA

**Name of Facility** # 1027 Land, Bldg. & Business – Country Hotel & Large Bar

**Size in sq. ft.** 17,428 sq. ft.      **Number of seats:** 751

**Number of rooms:** 10

**Land area:** 19,500 sq. ft. of land

**Property Taxes:** \$15,650.34 for 2019

**Lease Information:** No lease amount required as land and building are for sale.

**Financing:** Treat as clear title.

**Sales:**      **Gross sales:** \$2M +/-

**Style of cuisine:** Full menu – pub food

**Customer demographics:** Locals, travelers, acreage owners in the area. Special events are very well attended by their regulars as well as customers from Calgary.

**Type of service:**       Table       Drive through       Counter

**Hours of operation:** 10:30 am - close

**Number of employees:** Approximately 30+/- depending on the season

**General comments:**      This is a delightful, extremely well maintained and very profitable country hotel and bar within commuting distance of Calgary. The facility had a \$1,000,000 renovation to the entire complex with new HVAC, new boiler, new electrical, plumbing and roof. Completed building was “outsulated” with new siding and windows. Most recently, the roof has been replaced. There are 2 kitchens – the main is an open kitchen on the bar side with fully equipped prep. Second kitchen is next to the loading dock. All kitchen equipment is owned by the Vendor. All new flooring, tables and bases, & chairs. New dance floor and stage, fireplace and conversation area. The washrooms have just been re-done. They have 6 satellite dishes, many TVs and an ATM. They have 9 VLTs. Hotel has 10 rooms which were recently renovated show extremely well. Large venue holds up to 750 people and special events are usually sold out. Must be seen to be appreciated.

**ASKING PRICE:**      **LAND, BUILDING AND BUSINESS \$3,750,000**

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.