

SALIENT DATA

Name of Facility # 1023 Gorgeous New Restaurant

Size in sq. ft. 3,950 plus roof-top patio

No. of Seats: 105 plus 45 on patio

Lease Information:

Rate per sq. ft. \$22,000 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 5 years commencing August 2017

Option periods: One 5-year option

Deposit held by Lessor: \$37,500

Financing: Treat as clear title.

Sales: Gross sales: \$2.3M - \$2.4M

Number of parking stalls: 3 dedicated stalls plus on-street

Style of cuisine: Upscale; modern; Canadian cuisine

Customer Demographics: Business people; residents from surrounding upscale homes

Type of service: ☒ X Table ☐ Drive through ☐ Counter

Hours of operation: Tuesday, Wednesday, Thursday 11 am – late
Weekends 10:30 am – midnight
Closed on Mondays

Number of employees: To be confirmed

General comments: This is a delightful, newly-built restaurant which shows quality throughout. Clients include residents of surrounding upscale neighborhoods who have called it a “neighborhood gem”. Voted one of Calgary’s Best 25 Restaurants in 2018 in addition to other numerous awards.

ASKING PRICE: PRICE REDUCED TO \$499,000

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