

SALIENT DATA

Name of Facility # 1030 Popular Restaurant & Lounge

Size in sq. ft. 3,600 sq. ft.

No. of Seats: 160 in total (55% in bar and 45% in restaurant)

Lease Information:

Rate per sq. ft. \$14,337 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 4 ½ years left **Option periods: One 5-year**

Deposit held by Lessor: To be verified

Financing: Treat as clear title.

Sales: **Gross sales:** \$1.7M including VLT income

Number of parking stalls: Lots of parking

Style of cuisine: Pizza, pasta, steaks

Customer Demographics: Locals; lots of regulars from surrounding neighborhood

Type of service: X Table Drive through Counter

Hours of operation: **Monday to Thursday 11 am – midnight**
Friday and Saturday 11 am – 1 am
Sundays 6 pm – 10 pm

Number of employees: 20

General comments: **This is a long and well-established restaurant and lounge in a community of Calgary with 30,000 population. This is the only hospitality facility of its type in the area. As a result, the roots are very deep and they have many loyal clientele. Has lots of parking and comes with 8 VLTs. Ready for the energy and ideas of a new owner and it's the first time offered for sale! Don't miss it.**

ASKING PRICE: **\$650,000 for share sale; \$750 for asset sale**

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