

## SALIENT DATA

**Name of Facility** # 1026 NW Pub

**Size in sq. ft.** 4,700 – 4,800 sq. ft. (to be verified)

**No. of Seats:** 176 seats plus 56 seats on patio

**Lease Information:**

**Rate per sq. ft.** \$24,000 per month for Rent, CAM and GST

**C.A.M.** Included in above monthly amount

**Lease Term:** 5 years left

**Option periods:** Two 5-year options

**Deposit held by Lessor:** To be verified

**Financing:** Treat as clear title

**Sales:** Gross sales: \$1.9M for year ended May 31, 2019

**Number of parking stalls:** Lots of parking in shopping center lot

**Style of cuisine:** Pub food; full menu

**Customer Demographics:** Lots of regulars from surrounding areas; shoppers; younger couples

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

**Hours of operation:** Sunday to Wednesday – 11 am – 11 pm  
Thursday, Friday & Saturday 11 am – 2 am

**Number of employees:** 30 with 20 full-time and 10 part-time

**General comments:** This is a very popular and profitable pub in the coveted NW quadrant of Calgary. The restaurant had a complete, major renovation recently. It is in a high exposure location with a large outdoor patio. The demographics of the area are high-income neighborhoods. It's well-established with a great reputation!

**ASKING PRICE:** PRICE REDUCED TO \$657,000

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