

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)		
<u>Lease Information:</u>			
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		
<u>Financing:</u>	Treat as clear title.		
<u>Sales:</u>	Gross sales:	\$1.5M 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 4 pm – close		
Number of employees:	20		
General comments:	This is a long and well-established restaurant and lounge in a popular community in Calgary. The area serves approx. 30,000 people when considering Lakeview, surrounding communities, students and high traffic arteries in the area. This is the only hospitality facility of its type in the neighborhood. As a result, the roots are very deep and they have many regular and loyal clientele. Has lots of parking and comes with 8 VLTs. Ready for the energy and marketing ideas of a new owner. 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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