

SALIENT DATA

Name of Facility # 1031 Restaurant Priced Well Below Replacement Value!

Size in sq. ft. 902 sq. ft.

No. of Seats: 30

Lease Information:

Rate per sq. ft. \$5,500 per month including water, rent, CAM & GST

C.A.M. Included in above monthly amount

Lease Term: 1 year of a 5-year term left

Option periods: One 5-year option

Deposit held by Lessor: To be verified

Financing: Treat as clear title.

Sales: Gross sales: \$17,000 - \$18,000 per month

Number of parking stalls: Lots of parking available

Style of cuisine: Specializing in Pizza

Customer Demographics: Lots of locals and regular customers

Type of service: _____ Table _____ Drive through Counter

Hours of operation: Noon – 8 pm; in summer open 7 days a week

Number of employees: 1 plus 2 part-time

General comments: This is a very shiny, relatively new pizza restaurant surrounded by upscale neighborhoods. The business includes dine-in customers, pick up and delivery. There's a gorgeous, Italian natural-gas forno oven in the center of the restaurant (cost \$95,000 to buy and install). The owner has other businesses and is "spread too thin". This is an ideal opportunity for a hands-on owner/operator who is connected with social media. Priced WELL BELOW replacement value.

ASKING PRICE: PRICE REDUCED TO \$45,000

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland or Chris Doehner at MaxWell South Star Realty (403-253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland, Chris Doehner 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.