

SALIENT DATA

Name of Facility # 1038 Profitable Café Businesses
(3 locations)

Size in sq. ft.

1. 3,150 (1.5 bays)
2. 1,905 sq. ft.
3. 517 sq. ft.

Lease Information:

Rate per sq. ft.

1. \$18 per sq. ft. CAM \$6.13
2. \$28 per sq. ft. CAM \$8.50
3. \$43 per sq. ft. CAM \$15.00

Lease Term: 4 years (all locations)

Option periods: One 5-year option (all locations)

Financing: Treat as clear title. Must be a share sale.

Sales: Gross sales: \$1,800,000 in all three locations

Number of parking stalls: Varies depending on location

Style of cuisine: Baked goods, sandwiches and beverages

Customer Demographics: Local residents in area; industrial area workers; delivery to hotels and restaurants; many tourists, particularly in summer

Type of service: _____ Table _____ Drive through ___ X___ Counter

Number of employees: As required

General comments: This business opportunity includes 3 busy cafés. Two are located in Canmore and one in Banff. They are well-located and profitable. The business nets \$200,000 - \$250,000 per year. They are THE place to go for coffee and baked goods. One of the locations in Canmore also includes a production facility which provides the baked goods for the cafes. The business was established in 1994 and has flourished ever since. They were voted the “Best Sandwich in Canmore”!

Please call for more details!

ASKING PRICE: \$779,000 for complete package of 3 locations

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