

## SALIENT DATA

**Name of Facility** #1007 – Well-Known Edmonton Sports Bar

**Size in sq. ft.** 5,103.5 sq.ft. (plus storage and patio)

**No. of Seats:** 180 plus 60 on patio

### Lease Information:

**Rate per sq. ft.** Currently \$27 per sq. ft.  
Increases to \$28 in 2020

**C.A.M.** \$8.76

**Lease Term:** 10 years commencing September 2013

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

**Deposit held by Lessor:** N/A

**Financing:** Treat as clear title

**Sales:** Gross sales: 2018 – Projected \$1.6M    2017 - \$1.8M    2016 - \$1.9M

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

**Style of cuisine:** Pub food; snacks

**Customer Demographics:** Varied age group; people in shopping area; business people

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

**Hours of operation:** 11 am - midnight

**Number of employees:** 52 – mixed full and part-time

**General comments:** This is a well-known, leading sports bar & restaurant chain. Famous for their ambiance, wings and attention to customer service. It's located in a busy part of town, not far from the West Edmonton Mall. The restaurant had many recent upgrades (\$1.8M investment). Opportunities to acquire a space like this are RARE. It is 10 out of 10 – truly a gem!

**ASKING PRICE:** NEW PRICE REDUCTION TO \$390,000

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