

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 \$637,000**

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