

## SALIENT DATA

<b>Name of Facility</b>	<b># 1026 NW Pub</b>
<b>Size in sq. ft.</b>	<b>4,700 – 4,800 sq. ft. (to be verified)</b>
<b>No. of Seats:</b>	<b>176 seats plus 56 seats on patio</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>\$24,000 per month for Rent, CAM and GST</b>
<b>C.A.M.</b>	<b>Included in above monthly amount</b>
<b>Lease Term:</b>	<b>5 years left</b>
<b>Option periods:</b>	<b>Two 5-year options</b>
<b>Deposit held by Lessor:</b>	<b>To be verified</b>
<b><u>Financing:</u></b>	
<b>Treat as clear title</b>	
<b><u>Sales:</u></b> <b>Gross sales:</b>	<b>\$1.9M for year ended May 31, 2019</b>
<b>Number of parking stalls:</b>	<b>Lots of parking in shopping center lot</b>
<b>Style of cuisine:</b>	<b>Pub food; full menu</b>
<b>Customer Demographics:</b>	<b>Lots of regulars from surrounding areas; shoppers; younger couples</b>
<b>Type of service:</b>	<b><input checked="" type="checkbox"/> Table    <input type="checkbox"/> Drive through    <input type="checkbox"/> Counter</b>
<b>Hours of operation:</b>	<b>Sunday to Wednesday – 11 am – 11 pm Thursday, Friday &amp; Saturday 11 am – 2 am</b>
<b>Number of employees:</b>	<b>30 with 20 full-time and 10 part-time</b>
<b>General comments:</b>	<b>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!</b>
<b>ASKING PRICE:</b>	<b>PRICE REDUCED TO \$599,000</b>

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