

## SALIENT DATA

**Name of Facility** Carino Riserva

**Address:** 2206 – 4<sup>th</sup> Street SW, Calgary

**Size in sq. ft.** 800 sq. ft.

**No. of Seats:** 30

**Lease Information:**

**Rate per sq. ft.** \$3,000 base rent per month; \$4,700 for rent, CAM & GST/month

**C.A.M.** Included in above amount

**Lease Term:** 5 years left      **Option periods:** To be verified

**Deposit held by Lessor:** 1 month

**Financing:** Treat as clear title

**Sales:**      **Gross sales:** \$383,000 in 2019

**Number of parking stalls:** On-street parking; none dedicated

**Style of cuisine:** Japanese and Italian cuisine

**Customer Demographics:**

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

**Hours of operation:** A new owner can set their own hours

**Number of employees:** 6 plus owner

**General comments:** **This restaurant is in the heart of restaurant row on 4<sup>th</sup> Street SW in Mission. It's fully equipped with an open kitchen and has male and female washrooms. It's an ideal location for any concept such as a bistro, restaurant or wine bar. It would be a great spot for a "ghost" kitchen to cater to the apartments and condos in the area but still have a few seats in the house. Lots of millennials and walk-by customers!**

**ASKING PRICE:**      **ONLY \$59,900**