

SALIENT DATA

Name of Facility # 1064 Very Popular & Profitable Deli

Size in sq. ft. 1.700 sq. ft.

No. of Seats: 20

Lease Information:

Rate per sq. ft. \$4,465.07 gross per month, includes some utilities

C.A.M. Included in above monthly amount

Lease Term: 4 years left Option periods: Three 5-year options

Deposit held by Lessor: 1 month

Financing: Treat as clear title.

Sales: Gross sales: For a 12-month period- \$1.3M

Number of parking stalls: First come, first served in shopping centre lot

Style of cuisine: Smoked meats; poutine; bakery items

Customer Demographics: Residents in town; draw from Calgary & area; lots of regulars

Type of service: _____ Table _____ Drive through ___X___ Counter

Hours of operation: 4 days a week (Thursday through Sunday); 11 months per year.
Thursday, Friday & Sat. 11 am – 8 pm; Sunday 11 am – 6 pm;

Number of employees: 10 (including 3 bakers) plus 2 owners

General comments: This is a very popular and profitable business featuring Montreal smoked meat and other deli meats., Tourtiere pies, poutine and lots of exclusive bakery goods including cheese cakes. For only being open 34 hours a week, their sales are very impressive! It's not uncommon to see line-ups out the door. During Covid they haven't had any indoor seating and have specialized in take-out and delivery. The owner is willing to train a new buyer. Did I mention it was PROFITABLE??!!

ASKING PRICE: \$424,900