

## SALIENT DATA

**Name of Facility** # 1070 Iconic Diner

**Size in sq. ft.** 4,500 sq. ft.

**No. of Seats:** 176

### Lease Information:

**Rate per sq. ft.** To be negotiated

**C.A.M.** To be verified

**Lease Term:** New 5-year lease with 5-year option

**Option periods:** Yes

**Deposit held by Lessor:** To be verified

**Financing:** Treat as clear title.

**Sales:** Gross sales: Prior to covid, sales for 2019 were \$2.3M.  
Closed for the majority of the Covid period with no patio available.

**Number of parking stalls:** Lots of parking for large trucks and cars

**Style of cuisine:** Full diner menu

**Customer Demographics:** Truckers through 3 generations and lots of regulars

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

**Hours of operation:** A new owner can decide the hours of operation

**Number of employees:** 40 (when they were open 24 hours a day)

**General comments:** This diner is an icon in Calgary. It has always rated in the top 3 in the City. Previous owner in place for many years and was hosting the third generation of truck drivers who patronized the restaurant. Once Covid is over, this diner will be overflowing with business once again. A new lease will be negotiated with the Landlord who has appreciated having this restaurant as a Tenant for decades!

**ASKING PRICE:** \$239,900

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