

SALIENT DATA

Name of Facility	# 1071 Popular 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
<u>Lease Information:</u>	
Rate per sq. ft.	Lease rate to be verified
C.A.M.	CAM costs to be verified
Lease Term:	2.5 years left
Option periods:	Two 5-year options
Deposit held by Lessor:	To be verified
<u>Financing:</u>	
<u>Sales:</u>	Treat as clear title
Gross sales:	\$1.9M for year ended May 31, 2019 \$1.5 M for year ended May 31, 2020
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:	<input checked="" type="checkbox"/> Table <input type="checkbox"/> Drive through <input type="checkbox"/> Counter
Hours of operation:	Sunday to Wednesday – 11 am – 11 pm Thursday, Friday & Saturday 11 am – 2 am
Number of employees:	25 with a mix of full-time and part-time
General comments:	This is a very popular and profitable pub in the coveted NW quadrant of Calgary. 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 \$527,000

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