

## SALIENT DATA

Name of Facility # 1080 Butcher Shop & Bistro

Size in sq. ft. 3,636 sq. ft.

No. of Seats: 100

What year was building built? 1993

### Lease Information:

Rate per sq. ft. \$9,495.41 per month for rent, CAM and GST

C.A.M. Included in above monthly amount (\$5.41 per sq ft.)

Lease Term: 1 year left of 5 year term Option periods: One 5-year option

Deposit held by Lessor: \$8,000

Property tax amount & year: \$15,743.88 ( \$4.33 per sq. ft.)

Financing: Treat as clear title.

Sales: Gross sales: \$801,000

Number of parking stalls: Lots of parking in shopping center lot

Style of cuisine: European food featuring high-quality speciality meats

Customer Demographics: Locals and also serves a trading area of 80,000; many regulars

Type of service: \_\_\_\_\_ Table \_\_\_\_\_ Drive through \_\_\_ X\_\_\_ Counter

Hours of operation: 6 days a week – closed on Sundays  
Daily 9 am – 5 pm except Friday 9 am – 6 pm

Number of employees: 3 plus owners

**General comments:** This is a one-of-a-kind butcher shop with a Bistro in Red Deer. They are known for the artisan, fresh, high quality meat and take-out “ready to eat meals” in the shop. Well patronized by locals and from a very large trading area. Large contact list of customers on a loyalty program. A new owner could continue to source the same high quality meat as the present owner. Huge growth opportunity Please note that some personal furniture items, the name and signage are excluded along with the Social Media.

**ASKING PRICE:** \$325,000

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