

SALIENT DATA

Name of Facility	1086 Pizza & Pasta Restaurant	
Size in sq. ft.	1,000 sq. ft.	Number of seats: 22
<u>Lease Information:</u>		
Rate per sq. ft.	Condo bay owned by restaurant operator Condo fee is \$635 per month	
Lease Term:	Owner will sell the Condo Bay where the restaurant is located OR you can buy the business and the owner will offer a 5-year lease at market rate with an option.	
<u>Financing:</u>		
	Treat as clear title.	
<u>Sales:</u>	Gross sales:	\$400,000 - \$500,000 per year
Number of parking stalls:	First come, first served; lots of parking in shopping centre	
Style of cuisine:	Pizza and pasta	
Customer demographics:	Locals from Okotoks and High River as well as Calgary	
Type of service:	<u> X </u> Table <u> </u> Drive through <u> </u> Counter	
Hours of operation:	Noon – 9 pm for 6 days a week; Sundays 4 pm – 9 pm	
Number of employees:	1 full-time and 4 part-time, including owner	
General comments:	This is truly one-of-a-kind restaurant which is VERY popular with local residents as well as the surrounding areas of Okotoks, High River, Calgary, Black Diamond etc. Line ups are common! Great take-out business as well. Owner keeps the hours short to ensure a quality experience with the food and service. Great business for a chef/owner and it comes with a great built-in clientele.	
ASKING PRICE:	BUSINESS ONLY	\$175,000
	CONDO PURCHASE	\$400,000

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