

SALIENT DATA

Name of Facility 1095 – Unique Hospitality Facility
Size in sq. ft. 3,800 sq. ft.
No. of Seats: Capacity 130 and 80 on patio
Actual is 80 seats inside and 40 outside
What year was building built: 1993

Lease Information:

Rate per sq. ft. \$700 per month base rent. 0% percentage rent on sales up to \$8,000; 10% on sales \$8,000 - \$20,000 and 5% on sales over \$20,000.

C.A.M. No CAM costs

Lease Term: Goes to Sept. 30, 2024 Option periods: Yes – to be verified

Deposit held by Lessor: 1 month

Financing: Treat as clear title.

Sales: **Gross sales:** \$15,000 average per month; been open 5 – 6 months

Number of parking stalls: 2 spots

Style of cuisine: Snacks, sandwiches and shareable bites

Customer Demographics: Locals; office workers; visitors to downtown

Type of service: Table Drive through Counter

Hours of operation: Opens Tuesday 4 pm – 9 pm; Friday & Saturday 4 pm – 11 pm

Number of employees: 3

General comments: This hospitality facility is located in the heart of downtown Calgary. Comes with a great south and west facing patio, with large glass garage doors which bring the outside in! Lots of walk-by traffic. Comes with a large kitchen with 20 ft. canopy (which needs some finishing touches. The rent is unique in that it's a base rent of \$700 per month with a percentage of sales (5% over \$20,000 then 10% over \$80,000 per month). Great opportunity to bring your concept to this desirable space!

ASKING PRICE: \$179,000

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