

SALIENT DATA

Name of Facility # 1092 Country Hotel – Land, Building & Business

Size in sq. ft. 17,428 sq. ft. **Number of seats:** 751

Number of rooms: 10

Land area: 19,500 sq. ft. of land

Property Taxes: \$15,650.34 for 2019

Lease Information: No lease amount required as land and building are for sale.

Financing: Treat as clear title.

Sales: **Gross sales:** \$2M +/- pre-covid; presently \$1.2M

Style of cuisine: Full menu – pub food

Customer demographics: Locals, travelers, acreage owners in the area. Special events are very well attended by their regulars as well as customers from Calgary.

Type of service: Table Drive through Counter

Hours of operation: 11:00 am - close

Number of employees: Approximately 24+/- depending on the season

General comments: This is a delightful, extremely well maintained and very profitable country hotel and bar within commuting distance of Calgary. The facility had a \$1,000,000 renovation to the entire complex with new HVAC, new boiler, new electrical, plumbing and roof. Completed building was “outsulated” with new siding and windows. Most recently, the roof has been replaced. There are 2 kitchens – the main is an open kitchen on the bar side with fully equipped prep. Second kitchen is next to the loading dock. All kitchen equipment is owned by the Vendor. All new flooring, tables and bases, & chairs. New dance floor and stage, fireplace and conversation area. The washrooms have just been re-done. They have 1 satellite dishes, 24 TVs and an ATM. They have 10 VLTs. Hotel has 10 rooms which were recently renovated show extremely well. Must be seen to be appreciated.

ASKING PRICE: **LAND, BUILDING AND BUSINESS \$3,500,000**

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