

## **SALIENT DATA**

<b>Name of Facility</b>	<b>Popular &amp; Profitable Pizza Franchise</b>
<b>Size in sq. ft.</b>	<b>1016 sq. ft.</b>
<b>No. of Seats:</b>	<b>4</b>
<b>What year was building built:</b>	<b>2000 (to be confirmed)</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>\$32 per sq. ft. (\$3,900 per month for rent, CAM and GST)</b>
<b>C.A.M.</b>	<b>Included in above monthly amount</b>
<b>Lease Term:</b>	<b>Goes to January 31, 2025                      Option periods: One 5-year</b>
<b>Deposit held by Lessor:</b>	<b>To be confirmed</b>
<b><u>Financing:</u></b>	
	<b>Treat as clear title.</b>
<b><u>Sales:</u></b> <b>Gross sales:</b>	<b>2021 – sales were \$760,324; estimated \$800,000 for 2022</b>
<b>Number of parking stalls:</b>	<b>Lots of parking in shopping center lot</b>
<b>Style of cuisine:</b>	<b>Full Panago Pizza franchise menu including plant-based items</b>
<b>Customer Demographics:</b>	<b>Locals &amp; visitors to town; shoppers &amp; merchants downtown</b>
<b>Type of service:</b>	<b>_____ Table    _____ Drive through    ___ <u>X</u>___ Counter</b>
<b>Hours of operation:</b>	<b>11am – 11 pm except closing at midnight on Friday and Saturday</b>
<b>Number of employees:</b>	<b>3 staff plus owner</b>
<b>General comments:</b>	<b>This is a very popular and profitable Pizza franchise located in the heart of a town in the Bow Valley. They offer delivery service on town and to surrounding areas. It has 4 seats but it's truly a take-out and delivery business. Great bottom line!</b>
<b>ASKING PRICE:</b>	<b>\$599,000</b>

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