

SALIENT DATA

Name of Facility # 1102 Tapas Bar
Size in sq. ft. 2,422 sq. ft. (to be verified)
No. of Seats: 40 seats plus a pop-up summer patio with 28 seats

Lease Information:

Rate per sq. ft. \$39 per sq. ft.
C.A.M. \$12 per sq. ft.
Lease Term: Goes to July 2023
Option periods: One 5-year option
Deposit held by Lessor: 1 month

Financing: Treat as clear title.

Sales: Gross sales: \$850,000 - \$900,000 per year

Number of parking stalls: No dedicated parking

Style of cuisine: Small plates; shareables; cheese & charcuterie; vegetarian

Customer Demographics: Locals; tourists; shoppers

Type of service: Table Drive through Counter

Hours of operation: 4 pm – 11 pm (currently) usually noon – 1 am

Number of employees: 10

General comments: This unique tapas and wine bar is very popular! Has a cozy ambiance. One of the best locations in the City as it's at the "hub of the wheel" in a popular, trendy neighborhood. Come be part of this exciting community! This has been voted the #1 wine bar in Calgary many times!

ASKING PRICE: \$99,500

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