

SALIENT DATA

Name of Facility # 1113 Iconic Pub

Size in sq. ft. 6,735 sq. ft.

No. of Seats: 180 inside and 180 seats on patio

Lease Information:

Rate per sq. ft. \$12,438 for rent and GST

C.A.M. \$12,000 per year (property taxes)

Lease Term: Goes to September 2027 Option periods: One 5-year option

Deposit held by Lessor: Nil

Property Taxes: \$12,000

Financing: Treat as clear title.

Sales: Gross sales: 2020 - \$2.2M

Number of parking stalls: 26 plus on-street

Style of cuisine: Pub food; western menu

Customer Demographics: Locals living in area; business people; walk-by traffic

Type of service: Table Drive through Counter

Hours of operation: 11 am – 1 am; 7 days a week

Number of employees: 35 with 12 full-time and the balance part-time

General comments: This is a historic, iconic pub which has been established in Calgary for many years. Very loyal clientele. Great rent and Lease has a new 5-year term with a 5-year option. Pre-covid sales \$2.2M. This pub is ready for the energy of a new owner and comes with a fabulous ambiance and a great asking price!

ASKING PRICE: \$349,000

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