

## **SALIENT DATA**

**Name of Facility** # 1113 Iconic Pub

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

**No. of Seats:** 336 inside and 140 seats on patio

**Lease Information:**

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

**C.A.M.** \$12,600 per month

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

**Deposit held by Lessor:** Nil

**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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