

## SALIENT DATA

**Name of Facility** # 1114 Restaurant and living quarters above!

**Size in sq. ft.** 3,106 sq. ft. on two levels (residence and restaurant)

**No. of Seats:** 65 in restaurant and 14 on patio

**What year was building built:** 2001

**Lease Information:** No Lease – the property (land and building) are owned

**Property Taxes & Year:** \$4,500 for 2021

**Financing:** Treat as clear title.

**Sales:** Gross sales: \$250,000

**Number of parking stalls:** Lots of parking in lot in front of the restaurant

**Style of cuisine:** Italian

**Customer Demographics:** Residents of town and visitors

**Type of service:**  Table  Drive through  Counter

**Hours of operation:** Tuesday to Saturday 11:30 am – 2 pm for lunch;  
Tuesday to Sunday 5 pm – close for dinner; closed on Mondays

**Number of employees:** 1 – 3 depending on day

**General comments:** This is a unique opportunity to purchase a restaurant with living quarters above – the land, free-standing building and business all in one package! The present concept of the restaurant is Italian but could be changed to anything a new owner wishes. It comes with a fully equipped restaurant and patio. The living space comes with built-in double garage; two bedrooms; spacious living room; open kitchen and full bathroom. Located within a short commuting distance from Calgary. The town is continually “on-the-grow” and there’s a huge demand for an ethnic restaurant such as Korean, Japanese, Vietnamese, East Indian etc. Bring and your concept and your family and live above the store!

**ASKING PRICE:** \$1,499,000

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