

## SALIENT DATA

**Name of Facility** # 1117 Restaurant in Trendy Neighborhood

**Size in sq. ft.** 2,400 sq. ft.

**No. of Seats:** 78

### Lease Information:

**Rate per month:** Base rent \$7,000 per month

**C.A.M.** \$13 per sq. ft.

**Lease Term:** March 2022 - 2027      **Option periods:** One 5-year option

**Deposit held by Lessor:** To be verified

**Financing:** Treat as clear title.

**Sales:**      **Gross sales:** \$800,000+ per year

**Number of parking stalls:** 3 plus on-street

**Style of cuisine:** Korean Fusion

**Customer Demographics:** Locals in residential area; walk-by traffic

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

**Hours of operation:** Closed on Sunday and Monday  
11 am – 10 pm Tuesday & Wednesday  
11 am – 11 pm on Thursday, Friday and Saturday

**Number of employees:** 12 with 6 full-time and 6 part-time

**General comments:** This restaurant is located in a very trendy, popular hospitality hotspot in Calgary! Lots of walk-by traffic as it's on the sunny side of the street! Has a unique, yet very functional, lay out, which is immaculate. Fully equipped kitchen with canopy and lots of refrigeration. Male & female washrooms. Comes with parking in the back and on-street. Concept can be changed to a new owner's choice!

**ASKING PRICE**      **\$199,000**

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