

SALIENT DATA

Name of Facility # 1118 Restaurant in Bow Valley

Size in sq. ft. 3,254 sq. ft. in the restaurant.

There is a banquet room, just off the restaurant, which is 1,364 sq. ft. (approx. 90 seats). The current restaurant operators have use of this space from May to October each year. It can be used on additional days with the Landlord's permission.

There is also additional square footage in the basement, at no charge, for storage and refrigeration.

Number of seats: Restaurant 106

Lease Information:

Annual gross rent: \$131,888, includes property taxes (CAM)
Approximately \$11,000 per month

Lease Term: 4 years remaining on current Lease

Deposit held by Lessor: No

Financing: Treat as clear title.

Sales: Gross sales: Sales in 2019 were \$1,416,500 (pre-Covid)

Number of parking stalls: 20 stalls; first come, first served

Style of cuisine: European

Customer demographics: Locals & tourists including British, Japanese, Americans

Type of service: Table Drive through Counter

Hours of operation: 5:30 pm – 10 pm; 7 days a week

Number of employees: 20

General comments: This is a long-established restaurant in the popular Bow Valley area. It's well-known to locals and visitors. The facility is immaculate throughout. Fully-equipped kitchen. Lots of tour buses book their meals here. **IMPORTANT NOTE:** housing allowance not required for this establishment as it is grand-fathered. This could be a large savings for a new purchaser. Landlord is looking for a family-oriented concept offering 3 meals a day. A breakfast offering is very important. This is a beautiful restaurant that offers a new operator an opportunity to get a foothold in the exclusive Bow Valley market!

ASKING PRICE: NEW PRICE – ONLY \$249,000