

SALIENT DATA

Name of Facility # 1120 – Popular NW Pub

Size in sq. ft. 4,611 sq. ft.

No. of Seats: 176 seats plus 56 seats on patio

Lease Information:

Rate per sq. ft. \$16,138 per month

C.A.M. CAM costs to be verified

Lease Term: 1 year left

Option periods: Two 5-year options

Deposit held by Lessor: To be verified

Financing: Treat as clear title

Sales: **Gross sales:** \$1.9 M for year ended May 31, 2019
\$1.5 M for year ended May 31, 2020
\$1.6 M for year ended May 31, 2021

Number of parking stalls: Lots of parking in shopping center lot

Style of cuisine: Pub food; full menu

Customer Demographics: Lots of regulars from surrounding areas; shoppers;
younger couples

Type of service: Table Drive through Counter

Hours of operation: Sunday to Wednesday – 11 am – 11 pm
Thursday, Friday & Saturday 11 am – 2 am

Number of employees: 25 with a mix of full-time and part-time

General comments: **This is a very popular and profitable pub in the coveted NW quadrant of Calgary. It is in a high exposure location with a large outdoor patio. The demographics of the area are high-income neighborhoods. It's well-established with a great reputation! Sales are increasing to pre-covid numbers!!**

ASKING PRICE: **\$449,000**

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