

## SALIENT DATA

**Name of Facility** # 1124 Profitable Coffee Shop  
**Size in sq. ft.** 946 sq. ft. up and 946 sq. ft. downstairs  
**No. of Seats:** 24 inside and 48 on patio

### Lease Information:

**Lease rate:** \$3,500 per month  
**CAM:** \$1,100 +/- per month  
**Lease term:** 3 years                      **Options:** One 5-year option  
**Deposit held by Lessor:** 2 months

**Financing:** Treat as clear title.

**Sales:**            **Gross sales:** \$530,000 for 2022 and \$430,000 for 2021

**Number of parking stalls:** 4 in the back; on-street in front

**Style of cuisine:** Coffee and beverages; sandwiches; baked goods; healthy options

**Customer Demographics:** Locals; lot of regular customers; lots of Europeans; tourists walkers passing by.

**Type of service:**                      \_\_\_\_\_ Table    \_\_\_\_\_ Drive through    \_\_\_X\_\_\_ Counter

**Hours of operation:** 7 days a week - open for 8 hours; 2 hours baking early in am

**Number of employees:** 7 employees; all 20+ hours+ per week

**General comments:**                      **Very attractive free standing building in downtown Okotoks! The lot has 50 foot frontage on a main street with 10,000 cars per day by the front door! Many regular customers. Business has a great reputation and has been in operation since 2010. They offer daily fresh baking! Premises are clean and well cared for. Did I mention the business is VERY profitable, with room for growth! Full basement used for storage, office space, prep and some equipment.**

**ASKING PRICE:** \$299,000

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