

## SALIENT DATA

**Name of Facility** # 1132 - Jonas Restaurant & Bar

**Address:** 937 – 6 Avenue SW, Calgary

**Size in sq. ft.** 1,220 sq. ft.

**No. of Seats:** 44

**What year was building built:** 1972

**Lease Information:**

**Rate per sq. ft.** \$30.49 per sq. ft. for Rent, CAM and GST and some utilities.

**C.A.M.** Included in above. Gas & electricity are separately metered.

**Lease Term:** Term ends Dec. 31, 2023      Option periods: To be verified

**Deposit held by Lessor:** \$1,000

**Financing:** Treat as clear title.

**Sales:**      **Gross sales:** Last 6 months – average \$30,000 per month

**Number of parking stalls:** 2

**Style of cuisine:** Hungarian

**Customer Demographics:** Wide range of ages

**Type of service:**       Table       Drive through       Take-out

**Hours of operation:** 4 pm – 8 pm Tuesday to Saturday for take-out only.  
Closed on Sundays and Mondays

**Number of employees:** 1 plus owner

**General comments:** This is a small, well-located restaurant in Calgary’s west end. It has a great rent structure as it includes water, sewer and heating with a very reasonable base rent. Comes with full kitchen including canopy. It has both male & female washrooms. It has been in this same location for nearly 24 years. Presently they specialize in Hungarian food and it’s fully licensed. The concept could be changed to anything a new owner wishes with the exception of fried chicken (already in the building). The restaurant is surrounded by many apartments and condos. Great for pick-up and delivery service!

**ASKING PRICE:** \$49,900