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 throughX Take-out
Hours of operation:	4 pm – 8 pm Tuesday to Saturday <u>for take-out only</u> . Closed on Sundays and Mondays
Number of employees:	1 plus owner
Comes with full kitchen including same location for nearly 24 years. The concept could be changed to a	This is a small, well-located restaurant in Calgary's west end. It udes water, sewer and heating with a very reasonable base rent. canopy. It has both male & female washrooms. It has been in this Presently they specialize in Hungarian food and it's fully licensed. nything a new owner wishes with the exception of fried chicken aurant is surrounded by many apartments and condos. Great for

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\$49,900

ASKING PRICE: