

SALIENT DATA

Name of Facility 1134 – Unique Restaurant

Size in sq. ft. 82' x 10'

No. of Seats: 32 plus 30 on platform/patio

What year was building built: Train car built in 1947
Restaurant established in 1993; Fully restored & renovated in 2018

Lease Information:

Rate per sq. ft. Land lease only is \$351 per month

C.A.M. No CAM but utilities are paid separately

Lease Term: 20 year lease term in 5-year increments

Deposit held by Lessor: Nil

Property Taxes & Year: \$1,486.80 for 2023 Business taxes: \$370 per year

Financing: Treat as clear title.

Sales: Gross sales: \$320,000

Number of parking stalls: Lots of parking; lot behind the train and on-street parking

Style of cuisine: Full menu; breakfast, lunch and brunch; presently special event dinners only. Possible to expand to regular dinner service.

Customer Demographics: Residents from High River and surrounding area. Lots of ladies come for coffee/tea or wine and goodies! Lots of repeat business!

Type of service: Table Take-out

Hours of operation: Wednesday – Sunday 8 am – 3 pm; special event dinners

Number of employees: 2 full-time staff and 3 part-time

General comments: This is a very unique one-of-a-kind restaurant opportunity! It's a beautiful, fully-restored rail car which offers diners an intimate dining experience. Comes with a "platform" patio and a fresh herb garden for the creative chef! The purchase price includes the rail car and it has a very reasonable land lease with a total term of 20 years. Ideal for a chef or husband and wife team. Menu concept can be changed!

ASKING PRICE: \$365,000

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