

SALIENT DATA

Name of Facility	1138 – Popular Diner
Size in sq. ft.	1,650 sq. ft.
Number of seats:	54 seats plus 3 barstools
<u>Lease Information:</u>	
Rate per sq. ft.	\$3,200/month for rent, CAM and GST, plus utilities
C.A.M.	Included in above monthly amount
Lease Term:	2 years
Option periods:	Yes – one 5-year option
Deposit held by Lessor:	Nil
<u>Financing:</u>	Treat as clear title.
<u>Sales:</u> Gross sales:	\$450,000 per year on average
Number of parking stalls:	Lots of parking
Style of cuisine:	Diner menu with comfort food; hearty breakfasts
Customer demographics:	Lots of regular clientele and visitors from Okotoks and Calgary.
Type of service:	<input checked="" type="checkbox"/> Table <input type="checkbox"/> Drive through <input type="checkbox"/> Counter
Hours of operation:	9 am – 3 pm; 7 days a week
Number of employees:	13 staff (mixed full and part-time) plus owners
General comments:	This is a long-established restaurant. The interior and exterior of the building were completely re-built in 2014 after the flood. They have many regulars as well as guests from Okotoks, Calgary and the surrounding trading areas. Great breakfast crowd and it's packed for lunch. Start to make money from Day 1!
ASKING PRICE:	\$229,000

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