

SALIENT DATA

Name of Facility # 1140 – Popular pub in super location

Size in sq. ft. 4,513 sq. ft. on main floor; 1,814 sq. ft. in basement plus a large roof top patio on the second floor

No. of Seats: 125 seats on main floor plus pop-up outside patio & 68 on roof-top patio

Lease Information:

Rate per sq. ft. \$14,583.33 per month

C.A.M. Property tax \$5,661 per month

Lease Term: 6 years left

Option periods: Two 5-year option at market rate

Deposit held by Lessor: - 0 -

Financing: Treat as clear title

Sales: Gross sales: \$1.6M per year

Number of parking stalls: 2 dedicated stalls in the back

Style of cuisine: Gastro Canadian Pub food

Customer Demographics: Visitors to trendy neighborhood; lots of regulars

Type of service: Table Drive through Counter

Hours of operation: Closed on Monday
Tuesday – Sunday 11 am – 11 pm

Number of employees: 20 – mixed full and part-time

General comments: This gastro pub is located in the heart of one of Calgary's trendiest neighborhoods! This pub has a great roof top patio. Lots of new condos and apartments have been built in the area with more on the drawing board. Population density will increase dramatically. Very active BRZ with infrastructure plans to make the area even more spectacular in the next few years.

ASKING PRICE: \$549,000

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