

SALIENT DATA

Name of Facility #1141 – Popular country hotel and bar

Size in sq. ft. 17,428 sq. ft. **Number of seats:** 751

Number of rooms: 10

Land area: 19,500 sq. ft. of land

Property Taxes: \$15,650.34 for 2019

Lease Information: No lease amount required as land and building are for sale.

Financing: Treat as clear title.

Sales: **Gross sales:** Sales forecast to be \$2.3M+ for 2023

Style of cuisine: Full menu – pub food

Customer demographics: Locals, travelers, acreage owners in the area. Special events are very well attended by their regulars as well as customers from Calgary.

Type of service: Table Drive through Counter

Hours of operation: 11:00 am - close

Number of employees: Approximately 24+/- depending on the season

General comments: This is a delightful, extremely well maintained and very profitable country hotel and bar within commuting distance of Calgary. Both the hotel and bar have been consistently updated and upgraded. Renovations have included electrical, plumbing, washrooms, roof, flooring and kitchen equipment. The hotel has 10 rooms which were recently renovated and show extremely well. Everything is in top-notch shape!

They have a satellite dish, TVs and an ATM. They also have VLTs. It's a large venue and special events are usually sold out. Must be seen to be appreciated.

ASKING PRICE: **LAND, BUILDING AND BUSINESS \$4,200,000**

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