

## SALIENT DATA

**Name of Facility** 1146 Popular Franchise Coffee Shop

**Size in sq. ft.** 2,169 sq. ft.

**No. of Seats:** 60

**Lease Information:**

**Rate per sq. ft.** Base rent \$22 per sq. ft. or \$7,090.41 per month for rent, CAM and GST

**C.A.M.** \$15.36 per sq. ft. and included in the above monthly amount

**Lease Term:** One year left      Option periods: One option for 5 years

**Deposit held by Lessor:** \$7221.42

**Financing:** Treat as clear title

**Sales:**      **Gross sales:** \$400,000+/- per year

**Number of parking stalls:** 1 dedicated parking spot in back

**Style of cuisine:** Coffee; pastries; soup; sandwiches; full franchise menu

**Customer Demographics:** Downtown office workers

**Type of service:** \_\_\_\_\_ Table    \_\_\_\_\_ Drive through     Counter

**Hours of operation:** 6 am – 5 pm; Monday to Friday  
Closed on Saturdays and Sundays

**Number of employees:** 5

**General comments:** This is a well-located “corner” location in the center of downtown Calgary. It’s accessible from the lobbies of 3 different office buildings as well as the outside entrance. Comes with patio. Additional business could be gained through catering to businesses in area for meetings etc. Great opportunity for a Monday - Friday business.

**ASKING PRICE:** \$315,000

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