

SALIENT DATA

Name of Facility	De Thai	
Address:	2215 – 33 Avenue SW, Calgary	
Size in sq. ft.	974 sq. ft.	
No. of Seats:	40	
<u>Lease Information:</u>		
Rate per sq. ft.	\$5,047.07per month for rent, CAM and GST	
C.A.M.	Included in above monthly amount	
Lease Term:	October 1, 2028	Option periods: To be verified
Deposit held by Lessor:	1 month	
<u>Financing:</u>		
	Treat as clear title.	
<u>Sales:</u>	Gross sales:	\$350,000
Number of parking stalls:	First come, first served	
Style of cuisine:	Thai	
Customer Demographics:	Locals in area; tourists; visitors to Marda Loop	
Type of service:	<input checked="" type="checkbox"/> Table <input type="checkbox"/> Drive through <input type="checkbox"/> Counter	
Hours of operation:	Tuesday – Friday 11:30 am – 8:30 pm Saturday & Sunday 4 pm – 9 pm	
Number of employees:	4	
General comments:	This is a fully equipped restaurant waiting for your concept – or you can keep it the same. Comes with full kitchen. Located in the heart of a very desirable community. The area is constantly growing so there's lots of walk-by traffic. It's high-density and high-income so a good base for any restaurant.	
ASKING PRICE:	\$199,000	

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