

SALIENT DATA

Name of Facility 1138 – Popular Diner

Size in sq. ft. 1,650 sq. ft.

Number of seats: 54 seats plus 3 barstools

Lease Information:

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

Financing: Treat as clear title.

Sales: 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: ☒ Table ☐ Drive through ☐ 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: PRICE REDUCED TO \$199,000

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