

## 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:** \_\_X\_\_ 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:** PRICE REDUCED TO \$449,000

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