

## SALIENT DATA

**Name of Facility** # 1125 Casual Fine-Dining Restaurant

**Size in sq. ft.** 3,566 sq. ft.

**No. of Seats:** 125 plus 45 on patio

**What year was building built:** 2002

**Lease Information:**

**Rate per sq. ft.** \$14,549 for rent and CAM (property taxes), plus GST

**C.A.M.** Included in the above monthly amount

**Lease Term:** 3 years left      **Option periods:** Two 5-year options

**Deposit held by Lessor:** \$18,000

**Financing:** Treat as clear title.

**Sales:**      **Gross sales:** Approximately \$175,000 per month

**Number of parking stalls:** First come, first served in shopping center lot

**Style of cuisine:** Casual fine-dining presently; can be changed to anything a new owner wishes

**Customer Demographics:** Local residents in upper income surrounding neighborhoods.

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

**Hours of operation:** Monday to Friday 11 am – 12 am  
Saturdays 10 am – 12 am; Sundays 10 am – 11 pm

**Number of employees:** 25 with 9 full-time and 16 part-time

**General comments:**      **This is a one-of-a-kind iconic restaurant located in an upscale neighborhood in south Calgary. Renovations of \$1.5M were spent when it first opened and it's stunning! The name, concept and recipes are not included in the sale. Bring your own concept or franchise. Great opportunity to be part of a hospitality hot spot!!**

**ASKING PRICE:**      **\$749,000**

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