

SALIENT DATA

Name of Facility # 1131 Gorgeous Restaurant in Lethbridge

Size in sq. ft. 3,000 sq. ft.

No. of Seats: 95 seats plus 20 on patio

Lease Information:

Rate per sq. ft. Years 1 – 5 at \$30 per sq. ft. or \$90,000 per year
(rent, CAM & GST under \$10,000/mo)
Years 6 – 10 at \$32 per sq. ft. or \$92,000 per year

C.A.M. \$2,600 per month

Lease Term: 10 years (3 years gone)

Option periods: Two 5-year options

Deposit held by Lessor: \$7,500 approximately

Financing: Treat as clear title.

Sales: Gross sales: \$1.5M during Covid
\$1.8M now so 15% increase. Estimated \$1.8 - \$2M this year.

Number of parking stalls: 8 - 9

Style of cuisine: Great assortment of menu choices

Customer Demographics: Wide variety of customers; 2 high schools close by

Type of service: Table Drive through Counter

Hours of operation: 10 am – 9 pm on Saturdays and Sundays
11 am – 9 pm on Monday through Friday

Number of employees: 30 – 40 with 6 full-time and the rest part-time

General comments: This is a very well-known restaurant. The store is immaculate. All new equipment and leaseholds. Would cost twice the asking price to replace. Rent, CAM and GST are less than \$10,000 per month. Located on a main traffic artery with lots of parking. Great opportunity for owner/operator!

ASKING PRICE: \$529,000

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