SALIENT DATA

Name of Facility	1147 Profitable Neighborhood Pub
Size in sq. ft.	3,140 sq. ft.
No. of Seats:	100 plus 60 on patio
What year was building built:	2019
Lease Information:	
Rate per sq. ft.	\$22 per sq. ft.; \$11,277.43 per month for Rent, CAM and GST
C.A.M.	Included in above monthly amount
Lease Term:	10 year term with 3 years gone Option periods: Two 5-year
Deposit held by Lessor:	1 month
Property Taxes & Year:	Included in CAM
Financing:	Treat as clear title.
Sales: Gross sales:	2020 - \$434,000 2021 - \$667,000 2022 - \$914,000
Number of parking stalls:	First come, first served; lots of parking in shopping center lot
Style of cuisine:	Pub fare; appetizers and full meals
Customer Demographics:	Locals; construction workers; teachers
Type of service:	X Table Drive through Counter
Hours of operation:	Closed on Monday; Tuesday - Sunday - noon to 11 pm
Number of employees:	12 not counting owners
General comments:	This is a delightful, newly-built pub in a high-end residential area It's a true neighborhood pub! It's well laid out and has a gorgeous patio. Complete kitchen which is immaculate! It has VLTs. Business is growing consistently!
ASKING PRICE:	\$399,000

This document is provided in the strictest of confidence. Please do not speak to any staff or owners directly. Call Gord Hyland at MaxWell Capital Realty (403-253-5678) for appointments or further information. The information has been supplied by the owner of the business. Gord Hyland and MaxWell Capital Realty take no responsibility for the accuracy of the information provided and advise any potential purchaser to carry out their own research and due diligence to verify the accuracy of the information.