

## SALIENT DATA

<b>Name of Facility</b>	<b>Johnny's Restaurant</b>
<b>Address:</b>	<b>225 – 24 Street, Fort Macleod, AB</b>
<b>Size in sq. ft.</b>	<b>2,832 sq. ft.</b>
<b>No. of Seats:</b>	<b>48</b>
<b>What year was building built:</b>	<b>1905</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>No lease – restaurant owner owns the building</b>
<b>Property Taxes &amp; Year:</b>	<b>\$2.900 for 2023</b>
<b><u>Financing:</u></b>	
<b>Sales:</b>	<b>Treat as clear title.</b>
<b>Gross sales:</b>	<b>\$360,000</b>
<b>Number of parking stalls:</b>	<b>Lots of parking</b>
<b>Style of cuisine:</b>	<b>Chinese and Western; concept can be changed to any choice a new Owner wishes</b>
<b>Customer Demographics:</b>	<b>Locals; tourists; Empress Theatre events; museum visitors and visitors to Waterton Park</b>
<b>Type of service:</b>	<b><input checked="" type="checkbox"/> Table    <input type="checkbox"/> Drive through    <input type="checkbox"/> Counter</b>
<b>Hours of operation:</b>	<b>5 days a week; closed on Monday &amp; Tuesdays 11:30 am – 8 pm on Wednesday to Sundays</b>
<b>Number of employees:</b>	<b>2 owners</b>
<b>General comments:</b>	<b>A rare find and a hidden gem!</b>

This is a well-known restaurant and upstairs residence in the heart of Fort Macleod. Sandstone facade on this historic building and high ceilings in the 48 seat dining room. Well equipped building located next door to the Empress theater and near the North-West Mounted Police Museum, Head-Smashed-In Buffalo Jump, and Waterton Park. Across from a brewery/bar which doesn't have food service. Ideal for pizza, fried chicken or other delivery! Easy access to highways #2 and #3 leading to BC and the US.

The second floor has 4 bedrooms, 2 living rooms and one bathroom. Large attached single garage located at the rear of the building. Plentiful public parking is also located at the rear. A husband and wife team have operated the business for the last 27 years. This is retirement sale.

**ASKING PRICE:** **\$549,000**

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