

SALIENT DATA

Name of Facility # 1154 – Restaurant/Cocktail Bar

Size in sq. ft. 1,850 sq. ft.

No. of Seats: 70 seats with additional 30 available in summer season

What year was building built: 1950

Lease Information:

Rate per sq. ft. \$12,500 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 5 years **Option periods:** One 5-year option

Deposit held by Lessor: \$18,000

Property Taxes & Year: Included in the CAM amount

Financing: Treat as clear title.

Sales: **Gross sales:** \$1M

Number of parking stalls: Parking for a fee but mainly walk-by traffic

Style of cuisine: Elevated comfort food and cocktails

Customer Demographics: 25 – 35 year olds; ideal for date-nights

Type of service: Table Drive through Counter

Hours of operation: 4 pm – late; 7 days a week

Number of employees: 13 with 4 full-time the rest part-time

General comments: **This restaurant is in the best part of the block along a great “restaurant row” ! It’s an iconic facility with a great following. The concept can be kept as is or tweaked if a new owner wishes. The restaurant has been voted in the Top 100 in Canada for 3 years in a row. There have been magazine publications and TV spot exposures over the years! Great opportunity to take the reigns of an already very successful venture!**

ASKING PRICE: **\$595,000**

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.