

## SALIENT DATA

**Name of Facility** # 1158 Train Dining Car Restaurant

**Size in sq. ft.** 82' x 10'

**No. of Seats:** 32 plus 30 on platform/patio

**What year was building built:** Train car built in 1947  
Restaurant established in 1993; Fully restored & renovated in 2018

**Lease Information:**

**Rate per sq. ft.** Land lease only is \$351 per month

**C.A.M.** No CAM but utilities are paid separately

**Lease Term:** 20 year lease term in 5-year increments

**Deposit held by Lessor:** Nil

**Property Taxes & Year:** \$1,486.80 for 2023 Business taxes: \$370 per year

**Financing:** Treat as clear title.

**Sales:** Gross sales: \$320,000

**Number of parking stalls:** Lots of parking; lot behind the train and on-street parking

**Style of cuisine:** Full menu; breakfast, lunch and brunch; presently special event dinners only. Possible to expand to regular dinner service.

**Customer Demographics:** Residents from High River and surrounding area. Lots of ladies come for coffee/tea or wine and goodies! Lots of repeat business!

**Type of service:**  Table  Take-out

**Hours of operation:** Tuesday – Sunday 8 am – 3 pm; special event dinners

**Number of employees:** 2 full-time staff and 3 part-time

**General comments:** This is a very unique one-of-a-kind restaurant opportunity! It's a beautiful, fully-restored rail car which offers diners an intimate dining experience. Comes with a "platform" patio and a fresh herb garden for the creative chef! The purchase price includes the rail car and it has a very reasonable land lease with a total term of 20 years. Ideal for a chef or husband and wife team. Menu concept and hours can be changed!

**ASKING PRICE:** \$299,000

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