

SALIENT DATA

Name of Facility Cleaver

Address: 524 – 17 Avenue SW, Calgary

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 (goes to Dec. 31, 2028) **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 best block along 17th Avenue SW! 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: **PRICE REDUCED NOW \$449,000**