

## SALIENT DATA

<b>Name of Facility</b>	<b>Saap Thai Kitchen</b>
<b>Address:</b>	<b>1256 – 12 Avenue SW, Calgary</b>
<b>Size in sq. ft.</b>	<b>600 sq. ft.</b>
<b>No. of Seats:</b>	<b>26 plus small outside seating</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>New 5-year Lease: Years 1 and 2 at \$2,650 + GST per month Years 3, 4 &amp; 5 @ \$2,750 + GST per month</b>
<b>Option periods:</b>	<b>One 5-year option</b>
<b>Deposit held by Lessor:</b>	<b>2 months</b>
<b>Property Taxes:</b>	<b>Included in monthly rent</b>
<b><u>Financing:</u></b>	
<b><u>Sales:</u></b>	<b>Treat as clear title.</b>
<b>Gross sales:</b>	<b>\$15 - \$22,000 per month</b>
<b>Number of parking stalls:</b>	<b>1</b>
<b>Style of cuisine:</b>	<b>Thai</b>
<b>Customer Demographics:</b>	<b>Local residents in many surrounding condos &amp; apartments</b>
<b>Type of service:</b>	<b>Small eating area; Mainly take-out &amp; delivery with Uber &amp; Skip</b>
<b>Hours of operation:</b>	<b>11 am – 9 pm; 6 days a week; closed on Sundays A new owner may chose his own hours.</b>
<b>Number of employees:</b>	<b>2.5 staff</b>

**General comments:** This Thai restaurant presents a promising opportunity for those looking to enter the food industry or expand their current business. With a compact 600 sq. ft. space, it offers a cozy dining area alongside a robust take-out and delivery system through popular services like Skip and Uber. Wow, the density in the area is unbelievable, right in the heart of the Beltline! The establishment boasts monthly sales figures ranging from \$15,000 to \$22,000. The financial commitment includes a monthly rent of \$2,650 plus GST, which covers the cost of common area maintenance (CAM), ensuring the premises are well-maintained and presentable. The business is secured with a new 5-year lease, providing long-term stability, and includes an option to renew for an additional five years, offering potential for growth and continuity. This turnkey operation is an excellent venture for those passionate about cuisine and service, with its established customer base and proven revenue streams.

**ASKING PRICE:** **PRICE REDUCED TO \$79,900 for the business**