

SALIENT DATA

Name of Facility	The Dining Car Restaurant
Address:	408 – 1 Street SW, High River, AB
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:** **\$275,000**

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: X Table X 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: **REDUCED TO \$149,000**

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